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November 24, 2010

Free with the Long Eaton Recorder



FINE FAMILY HOME

Visit Victorian charmer at open day this weekend

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through the keyhole

Opening door to family home

THE owners of this individual family home have created the perfect mix between traditional features and modern convenience.

The house can be viewed at a special open day on Saturday between 1pm and 3pm

Mark Philpott, of selling agents Robert Ellis, said: "This four-bedroom detached Victorian property has been upgraded and further refurbished by the current owners so that it now provides immaculate family accommodation."

It is arranged over two floors but, according to Mr Philpott, has the potential for further living accommodation in the partially-converted attic space.

There are numerous features throughout the house, including a reception hallway that has original Minton tiled flooring and an impressive staircase.

The first of the reception rooms stands at the front of the house and is currently used as the main dining room. It has a bay window, while the second reception room, used as the



factfile
WHERE: 1 Douglas Road, Long Eaton
TYPE: Four-bed detached
PRICE: Offers in the region of £315,000
DETAILS: Open day Saturday, 1pm to 3pm
AGENT: Robert Ellis
PHONE: 0115 946 1818



GREAT LOOK: The four-bedroom property has plenty of kerb appeal. Left: The rear garden and the space-saving stairs to the attic space.

main lounge/sitting room, overlooks the landscaped gardens at the rear of the house.

Modern features are the theme of the fully-fitted and equipped breakfast kitchen, which has a number of integrated appliances, including a five-ring hob, integrated fridge and dishwasher, and an island/breakfast bar.

The breakfast room, meanwhile, has double doors opening on to the rear garden. Finally on the ground floor, there is a utility/laundry room and a shower room.

The first-floor landing gives access to the four bedrooms and family bathroom, all of which retain the original stripped pine doors.

The master bedroom has a range of built-in wardrobes, while in the second double bedroom there is a space-saving staircase to the partially-converted attic. The attic space provides excellent storage space or could be a play or hobby room.

The bathroom is luxurious and is fitted with a Porcelanosa white suite,

including a bath and separate shower.

Outside, there are two garages positioned to the side of the house. Mr Philpott said: "Like the main property, the garages have another surprise. One has been converted into a cinema room. However, if required this could easily be used as a games room or returned to a garage."

At the front of the house there is a walled garden and a driveway to the

garage. The landscaped gardens at the rear of the house are private and include various patio areas, a large lawned area, play area and an area where a hot tub could be installed.

The property is just off Derby Road and is well positioned for local schools, which include Trent College and Elms Independent Schools, both a short walk from the house.

Shopping amenities are provided by Long Eaton town centre and include Asda and Tesco superstores as well as many other retail outlets, health care and sports facilities.

There are excellent transport links including junction 25 of the M1, access to the A50, A42 and A52, and Long Eaton and East Midlands Parkway stations and East Midlands Airport are also within easy reach.

room by room

