Robert Ellis

look no further...

Newbery Avenue,
Long Eaton, Nottingham
NG10 2FU

£250,000 Freehold

A THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that would suit the first time buyer or growing family. A particular feature of this property is that if you are currently working from home, the garage has been converted into a study, but could be used as a summerhouse or for someone who is self employed like a hairdresser or nail technician and wants to work from home. Another benefit of this property is off the road parking at the front for at least 2/3 cars, but the property also benefits from off the road parking to the rear off Trent Lane. The property is located for easy access to open fields and walks along the banks of the River Trent and to all amenities and facilities provided by Long Eaton, all of which have helped to make this a very popular and convenient place to live. An internal viewing is highly recommended to fully appreciate all the property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge/dining room with patio doors onto the rear garden and a breakfast kitchen. To the first floor there are three bedrooms and a four piece suite family bathroom. Outside, as previously mentioned, with a walled boundary to the front there is off the road parking for 2/3 cars, a rear garden with a detached garage which has been converted into a study and to the rear on Trent Lane there is additional off the road parking.

Although the property is very close to open countryside it is literally within minutes of the Asda and Tesco superstores and all the other retail outlets found in Long Eaton town centre, schools for all ages, healthcare and sports facilities, walks along the banks of the River Trent and excellent transport links including J25 of the M1, the Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hall
UPVC double glazed front entrance door and window, radiator, laminate floor, stairs to the first floor landing, door to understairs storage cupboard and door to:

Lounge/Dining Room
24'2 x 11'5 approx (7.37m x 3.48m approx)
Laminate floor, dual aspect having UPVC double glazed windows to the front and UPVC double glazed patio doors to the rear leading onto the garden, two radiators, TV and telephone points and electric fire with surround.

Kitchen
11'5 x 8'1 approx (3.48m x 2.46m approx)
Wall, base and drawer units with roll edged work surface over, cooker space, dishwasher space, plumbing for automatic washing machine, stainless steel sink and drainer unit with swan neck mixer tap over, tiled walls and splashbacks, radiator, tiled floor, gas central heating boiler and UPVC double glazed window and rear exit door.

First Floor Landing
UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1
11'8 x 11'4 approx (3.56m x 3.45m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
11'5 x 9'5 approx (3.48m x 2.87m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
6'6 x 5'9 approx (1.98m x 1.75m approx)
UPVC double glazed window to the front and radiator.

Bathroom
A four piece suite comprising of a free standing bath with hand held shower and mixer tap over, walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, UPVC double glazed window to the rear, radiator, laminate floor, spotlighs.

Outside
To the front of the property there is a block paved driveway offering off the road parking for 2/3 cars with a wall and wrought iron fence boundary. There is good size access which is quite wide having double wrought iron gates leading to the rear garden. Immediate to the property there is a large decked area, perfect for sitting in the sun and having barbeques with steps down to the lawn. The garden is all privately enclosed with fenced boundaries, there is an outside tap and additional parking off Trent Lane, a gate can easily be re-installed to the border if required.

Detached Garage
18'6 x 9'5 approx (5.64m x 2.87m approx)
The garage has been converted into a study/living space having power, light, UPVC double glazed window and door, laminate floor.

Agents Notes
The property has previously had planning permission granted for a single storey extension to the rear.

Directions
Proceed out of Long Eaton along Main Street and at the traffic island turn left and over the railway crossing. At the min island turn turn righto onto Meadow Lane. Follow the road and turn right into Newbery Avenue where the property can be found on the right as identified by our for sale board.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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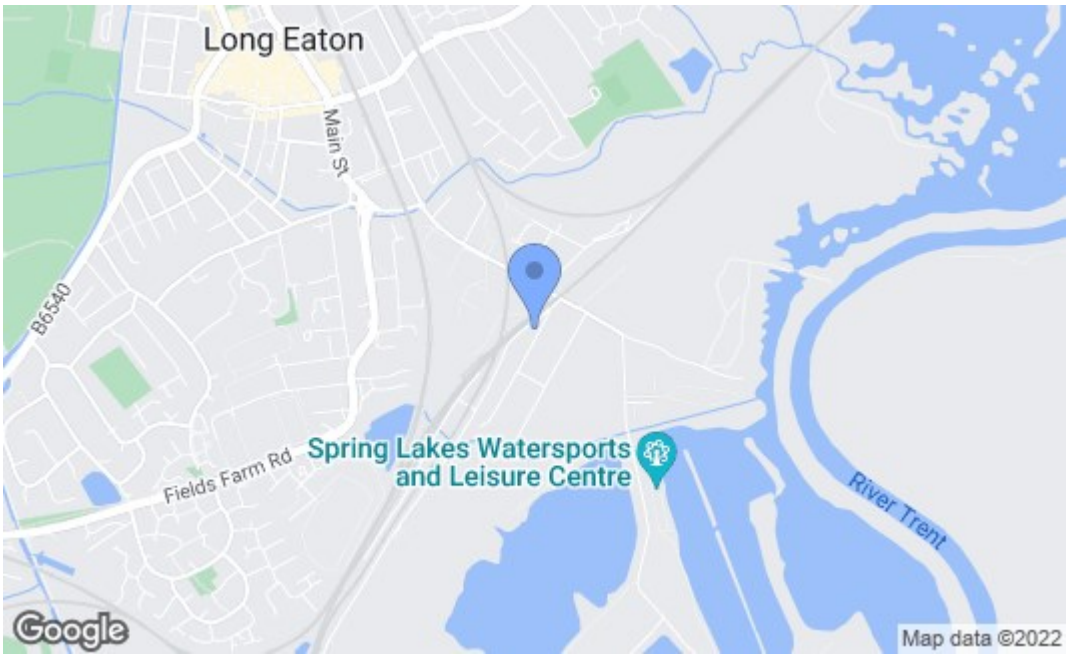

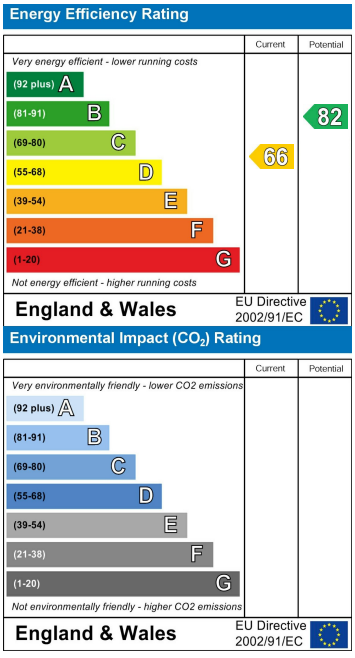

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818