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look no further...



32 Kirkwhite Avenue,
Long Eaton, Nottingham
NG10 1BS

£129,995 Freehold

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THIS IS AN UPGRADED AND REFURBISHED TWO DOUBLE BEDROOM PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being located on Kirkwhite Avenue, a quiet cul-de-sac close to the heart of Long Eaton, this lovely property provides upgraded accommodation which is ready for immediate occupation. As people will see when they view the house it has had a new kitchen and bathroom fitted and is tastefully finished throughout and being currently unoccupied is ready for a new owner to move straight into. The property also has a landscaped private garden at the rear which provides an area for an owner and friends to sit and enjoy outside living. Being close to many local amenities and facilities provided by Long Eaton and the surrounding area, Kirkwhite Avenue has become a very popular and convenient place for a whole range of people to live from those purchasing their first property through to somebody who might be looking to downsize from a larger home, or this could be an ideal property to purchase for a buyer who is in search of a property to rent.

The property is constructed of brick to the external elevations, under a pitched tiled roof and the well proportioned and tastefully finished accommodation included derives all the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING. The property is entered from the side where there is a rear hallway which takes you into the kitchen. At the front of the house there is a large light and airy lounge which has an open plan feel into a dining or second sitting area at the rear of the property and this in turn leads into the kitchen where there are extensive ranges of wall and base units and beyond the kitchen there is a most useful utility/laundry room. To the first floor the landing leads to two double bedrooms and a most luxurious bathroom which is fully tiled and has a separate shower as well as a bath. Outside there is a walled area at the front of the house and there is shared access down the left hand side to the main entrance door which takes you into the rear hallway and there is a door leading from this hallway to the rear where there is a garden which has been designed and landscaped to keep maintenance to a minimum while providing a lovely place for people to sit and enjoy outside living.

Long Eaton is a most sought after area to the West of Nottingham which has a number of local amenities and facilities including an Asda and Tesco superstore and numerous other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



The main front door to the property is the left hand side and you go through a half double glazed Georgian door to:

Rear Hallway

The rear reception hall provides a spacious area and has a full height double glazed door with matching side panel leading out to the rear garden, recessed lighting to the ceiling and UPVC door leading into the kitchen.

Lounge/Sitting Room

12'3 x 11'3 approx (3.73m x 3.43m approx)

Full height double glazed window to the front with matching windows to either side providing a lot of natural light into this main living room and double radiator.

Dining Room

15'9 x 12'2 approx (4.80m x 3.71m approx)

Double glazed window to the rear, double storage cupboard beneath the stairs, radiator and laminate flooring with there being an open plan feel between the front lounge and rear dining room as people will see when they view the property.

Kitchen

12'3 x 7'1 approx (3.73m x 2.16m approx)

The kitchen is newly fitted and has extensive ranges of wall and base units and is finished with white gloss fronted units with brushed stainless steel fittings and includes a stainless steel sink with mixer tap set in a work surface with cupboards and drawers below, four ring hob set in a second work surface with cupboards, oven below, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, tiled flooring which extends through into the utility/laundry area, space for an upright fridge/freezer and recessed spotlights to the ceiling.

Utility/Laundry Room

7'4 x 5'7 approx (2.24m x 1.70m approx)

This most useful area which is situated beyond the kitchen has a double glazed window to the side, wall mounted boiler, space and plumbing for an automatic washing machine with more space for a tumble dryer and other appliances as required, tiled flooring and gas meter housed in a fitted cupboard.

First Floor Landing

Recessed spotlights to the ceiling and doors to:

Bedroom 1

12'10 x 11'3 approx (3.91m x 3.43m approx)

Double glazed window to the front, radiator and double built-in cupboard/wardrobe.

Bedroom 2

12'2 x 9'4 approx (3.71m x 2.84m approx)

Double glazed window to the rear and radiator.

Bathroom

12'5 x 7'2 approx (3.78m x 2.18m approx)

The luxurious bathroom is newly fitted and has fully tiled walls including a panelled bath with mixer tap, separate shower with a mains flow shower system, tiling to two walls and double opening curved doors, low flush w.c. with a concealed cistern and sink set in a surface with mixer tap and double vanity cupboard below, chrome heated ladder towel radiator, double glazed window, recessed lighting to the ceiling, cabinet with mirror and glass fittings by the sink area.

Outside

At the front of the property there is a walled area and a path leading down the left hand side to the main entrance door to the property. At the rear there is a patio area which leads onto an astroturf style lawn which has edged beds to the sides, all of which is kept private by having walls to the boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road and turn left after the fire station onto St Johns Street. Turn left into Kirkwhite Avenue and the property can be found on the right as identified by our 'for sale' board.

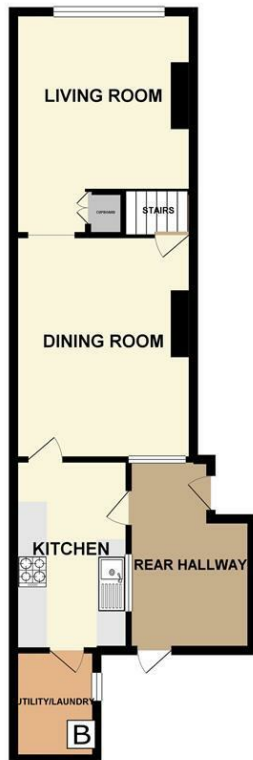
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Agents Notes

The property has been upgraded and refurbished since the EPC was carried out.



GROUND FLOOR



1ST FLOOR



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 misstatement. 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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32 Kirkwhite Avenue, Long Eaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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