



Cedar Avenue,  
Long Eaton, Nottingham  
NG10 3JQ

**£240,000 Freehold**



A TWO/THREE BEDROOM DETACHED BUNGALOW FOUND IN A PRIVATE CUL-DE-SAC POSITION WITHIN WALKING DISTANCE OF ALL THE LOCAL AMENITIES AND TRANSPORT LINKS THE AREA HAS TO OFFER.

Robert Ellis are extremely pleased to bring to the market this traditional extended two/three bedroom detached bungalow. The property offers versatile accommodation and derives the benefit of modern conveniences such as gas central heating and double glazing and is offered to the market with no upward chain.

In brief the accommodation comprises an entrance hallway, large living/dining room, fitted kitchen, two double bedrooms and re-fitted shower room. The loft has been boarded and plastered to create an additional occasional room, which has been previously utilised as bedroom space. With a low maintenance walled garden to the front, shared driveway to the side leading to the larger than average garden boasting a car port, large enough to house a motorhome or caravan and double garage/workshop space.

The property is found within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found on Long Eaton high street, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and Trent Lock Golf Club, excellent transport links such as J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to make your appointment to view today, selling with no upward chain.



### Entrance Hallway

UPVC double glazed entrance door to the front, wall mounted radiator, wall light points, internal panelled doors to airing/storage cupboard housing the re-fitted gas central heating combination boiler.

### Living Room

18'9 x 11'8 approx (5.72m x 3.56m approx)

This larger than average living room offers enough space for both sitting and dining areas, double glazed sliding patio doors to the rear garden with two UPVC double glazed windows to the side, ceiling light point, wall light point, feature fireplace incorporating stone hearth and surround with inset Living Flame gas fire.

### Kitchen

14'8 x 7'5 approx (4.47m x 2.26m approx)

With a range of matching wall and base units incorporating laminate work surface above, UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear, four ring ceramic hob with built-in oven below and extractor hood above, space and point for free standing fridge freezer, space and plumbing for automatic washing machine, tiled splashbacks, tiling to the floor, breakfast bar, wall mounted radiator, ceiling light point and coving to the ceiling.

### Bedroom 1

11'6 x 10'11 approx (3.51m x 3.33m approx)

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, built-in wardrobes with sliding doors and mirror front.

### Bedroom 2

9'11 x 9'7 approx (3.02m x 2.92m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes with sliding mirror doors.

### Re-fitted Shower Room

7'10 x 6'3 approx (2.39m x 1.91m approx)

A modern white three piece suite comprising of a walk-in shower enclosure with mains fed shower above with rain water shower head over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c.,

chrome heated towel rail, tiling to the walls, UPVC double glazed window to the rear, extractor fan, wall mounted electric heater and ceiling light point.

### Loft Room

14'10 x 13'4 approx (4.52m x 4.06m approx)

UPVC double glazed window to the front, wall mounted radiator, built-in wardrobes providing storage space, loft access hatch and ceiling light point. Access to eaves for further storage.

### Outside

To the front of the property there is a garden laid mainly to lawn with wall to the boundary, shared driveway to the side leading to the car port, garages and garden to the rear. To the rear of the property there is a good size garden with shaped lawn, paved patio area and fencing to the boundaries. There are two double garages with workshop and additional car port for further vehicle hard standing.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing the canal bridge Cedar Avenue can be found as a turning on the left with the property identified by our for sale board towards the head of the cul-de-sac. 6342AMNM





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		63	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.