Robert Ellis

look no further...

Dovedale Avenue,
Long Eaton, Nottingham
NG10 3HP

Price Guide £255-265,000

Freehold

A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A GOOD SIZE PLOT.

Robert Ellis are extremely pleased to bring to the market a property that has been very well maintained by the current owners. Since moving in a couple of years ago, they have replaced the bathroom suite, opened up the dining room and kitchen and had a new kitchen fitted to the rear, the flooring has been replaced and the property re-decorated throughout. The property also benefits from planning permission being granted to extend to the side to make a four bedroom with en-suite to the first floor and to the ground floor there will be an extra reception room, utility and ground floor w.c. and also making the kitchen diner slightly larger in size. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing, all the windows and doors have been replaced and the front windows have sound proof glass. The internal accommodation comprises of an entrance hall, lounge and kitchen diner with patio doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside to the front of the property there is off the road parking for at least five/six vehicles, large side access leading to the privately enclosed rear garden which is predominantly lawned.

Being situated on the Dales Estate this most lovely home is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walking distance away from the property and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Hall
Composite front entrance door, vinyl tiled floor, stairs to the first floor and double doors to:

Lounge
13'6 x 12'3 approx (4.11m x 3.73m approx)
Two UPVC double glazed windows to the front, vinyl tiled floor, TV point, door to understairs storage cupboard, radiator and door to:

Kitchen Diner
15'7 x 10'4 approx (4.75m x 3.15m approx)
Wall, base and drawer units with work surface over 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, appliance space, integrated eye level oven, induction hob and extractor hood over, plumbing for washing machine, spotlights, vinyl tiled floor, two UPVC double glazed windows to the rear with internal blinds, French doors to the rear with internal blinds and vertical modern radiator.

First Floor Landing
Radiator, UPVC double glazed window to the side with internal blinds, access to the partially boarded loft and doors to:

Bedroom 1
13'5 x 9'2 approx (4.09m x 2.79m approx)
UPVC double glazed window to the front, radiator, coving to ceiling.

Bedroom 2
9'2 x 9'1 approx (2.79m x 2.77m approx)
UPVC double glazed window to the rear, door to storage cupboard housing the gas central heating boiler.

Bedroom 3
10'4 x 6'6 approx (3.15m x 1.98m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard.

Bathroom
P shaped bath with shower from the mains having a waterfall shower head and hand held shower, vanity unit with w.c. and sink, tiled walls and splashbacks, tiled floor, spotlights, chrome heated towel rail and UPVC double glazed window to the rear.

Outside
To the front of the property there is off the road parking for 5/6 vehicles, electric car charging point and wide side access leading to the rear garden. There is a patio to the immediate rear of the property, lawned garden with gravelled borders, new fenced panels with concrete base, garden shed and outside tap.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue following the road around and the property can be found on the left as identified by our for sale board.
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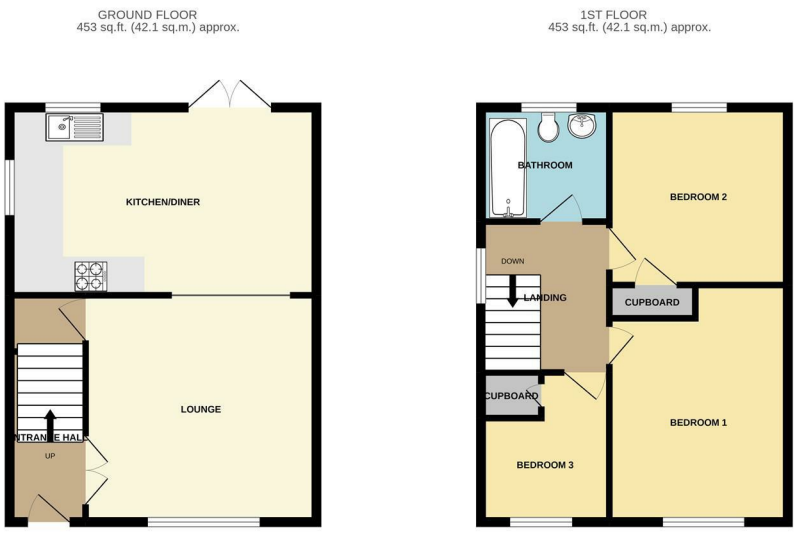

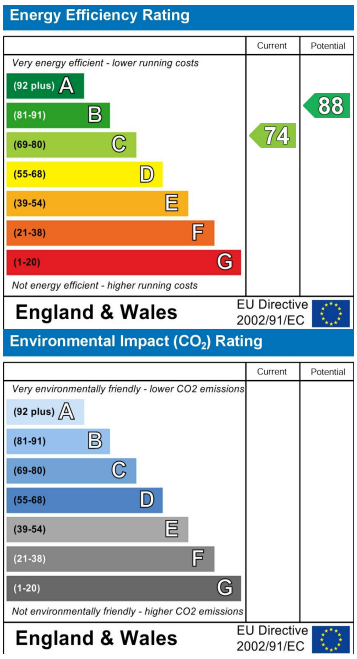

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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