Robert Ellis

look no further...

Devonshire Avenue,
Long Eaton, Nottingham
NG10 2EP

£349,995 Freehold

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THIS IS A REFURBISHED AND UPGRADED TWO DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS LOVELY, PRIVATE LANDSCAPED GARDENS TO THE REAR.

Being located on Devonshire Avenue which is a quiet road on the outskirts of Long Eaton, this double fronted detached property will provide a lovely home for somebody who wants to move into their next property without having to carry out any work whatsoever. The current owners have spent the past couple of years carrying out an upgrade programme which among other things includes refitting both the kitchen and bathroom, creating a shower room en-suite to one of the bedrooms, replacing windows to the rear, re-plastering as required and re-decorating and fitting new floor coverings throughout. Outside the block paved drive has been laid to the left of the bungalow with the block work extending across the front of the bungalow, all of which helps to provide a very neat appearance to the property looking from the road. The garden to the rear has also been landscaped, there is a decked area to the immediate rear of the bungalow which has paths running to the bottom of the garden with several places to sit and enjoy outside living and there is also a new shed positioned behind the garage and a greenhouse which will be included in the sale.

The property has a double fronted appearance and is constructed of brick to the external elevations being relieved by rendering, all under a pitched tiled roof. Deriving the benefits of gas central heating and double glazing the accommodation includes a spacious reception hall, large lounge which has French double opening doors leading to the conservatory which is an extra room that connects the main living accommodation to the beautiful rear garden. The dining kitchen is again a large room and this is exclusively fitted with duck egg coloured Shaker units which includes a very fashionable corner pantry cupboard with shelving and lighting, integrated cooking appliances and an American style Kenwood fridge/freezer. The two double bedrooms are positioned at the front of the bungalow and one has an en-suite shower room with a mains flow shower system and there is then the main bathroom which has a white suite with a shower over the bath. There is also a hatch with ladder from the utility area which is positioned between the hall and bathroom and provides access to an attic room which is additional space that could have several different uses as people will see when they visit the property. Outside the block paved drive provides access to the detached garage at the rear with the block paving extending across the front which helps to keep maintenance at the front of the property to a minimum and as previously mentioned there is the private Southerly facing gardens at the rear.

The property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets provided by Long Eaotn with the Chilwell Retail Parks only being a few minutes drive away where there is an M&S food store, Next, TK Maxx and other outlets and those provided by Beeston are also only a short drive away, if required there are schools for all ages, healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with outside light, UPVC front door with two inset opaque glazed panels leading to:

Reception Hall
Quality laminate flooring which extends across the ground floor living accommodation, built-in cloaks/storage cupboard, recessed lighting to the ceiling, radiator and panelled doors leading to the rooms off the hall.

Utility Area
Off the main hallway there is a utility area between the hall and bathroom which has housing for an automatic washing machine, laminate flooring and hatch with ladder leading to the attic room.

Lounge
13'7 x 10'10 approx (4.14m x 3.30m approx)
Double glazed double opening French doors leading into the conservatory and opaque double glazed window to the side, open fireplace with a wooden mantle and tiled hearth, laminate flooring, radiator and door with inset glazed panel leading to the hall.

Conservatory
12'8 x 10'10 approx (3.86m x 3.30m approx)
Double glazed double opening French doors leading to the decked area at the rear of the property, double glazed windows to the rear and side, radiator, quality laminate flooring which is the same flooring as in the lounge and polycarbonate roof.

Dining Kitchen
16'3 x 10'8 approx (4.95m x 3.25m approx)
The kitchen has been recently re-fitted and has duck egg Shaker style units and includes an enamel sink with mixer tap and a four ring hob set in an L shaped work surface with extensive ranges of cupboards, drawers and an integrated dishwasher below, corner double pantry cupboard with shelving and lighting, pull out racked storage cupboard, double oven with cupboards above and below, work surface with drawers under, a double cupboard above housing the gas boiler, further double eye level wall cupboard, Kenwood American style fridge/freezer with plumbing for water and ice, ladder towel radiator and feature vertical radiator, tiling to the walls by the work surface areas, double glazed window to the rear, recessed lights to the ceiling, Karndean style flooring, opaque double glazed door leading out to the side of the property and door with inset glazed panels to the reception hall.

Bedroom 1
10'8 x 9'2 plus bay approx (3.25m x 2.79m plus bay approx)
Leaded double glazed bay window to the front and opaque double glazed window to the side, radiator, picture rail to the walls, range of fitted wardrobes and fitted dressing table with two drawers under.

En-Suite
The newly created en-suite shower room has a large walk-in shower with a mains flow shower system, sliding door with protective screen, low flush w.c., hand basin with tiled splashback and mixer tap and two drawers below, wall mounted double mirror fronted cabinet by the sink position, tiled flooring, recessed lighting to the ceiling, ladder towel radiator and opaque double glazed window to the side.

Bedroom 2
11'10 plus bay x 11'5 approx (3.61m plus bay x 3.48m approx)
Leaded double glazed bay window to the front, range of fitted wardrobes, radiator and recessed lighting to the ceiling.

Bathroom
The newly fitted bathroom has a white suite including an L shaped bath with a mixer tap and shower over, low flush w.c. and hand basin with mixer tap and two drawers below, ladder towel radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

Attic Room/Office
12'10 x 12'4 approx (3.91m x 3.76m approx)
This most useful attic room which is accessed via a ladder off the hallway has a leaded window to the front, radiator and there is access to loft storage space.

Outside
At the front of the property there is a block paved area with central beds, wall to the front boundary having a pedestrian gate and double gates leading onto the block paved driveway which runs down the left hand side of the bungalow to the garage which is positioned at the rear. There is also a path down the right hand side of the property which provides a bin storage area and provides access to the door leading into the kitchen and to the rear garden. The rear garden is an important feature of this lovely home and is Southerly facing with a large decked area extending across the rear of the bungalow and from the decked area there are pebbled pathways leading to further seating areas at the bottom of the garden and to the shed which is positioned behind the garage. There is a lawn, established fruit trees including a Victoria plum and there are well planted beds to the sides of the garden that provide colour throughout the year. There is a pergola next to the garage with a path that leads to the bottom of the garden and the garden is kept private by having fencing and brickwork to the boundaries. There is outside lighting, power points and water supply provided.

Garage
19'10 x 12'4 approx (6.05m x 3.76m approx)
Concrete sectional garage with an up and over door at the front, power points, lighting and there is an alarm fitted in the garage.

Shed
10' x 8' approx (3.05m x 2.44m approx)
The shed is positioned behind the garage and has a power supply and two windows to the side.

Greenhouse
8' x 6' approx (2.44m x 1.83m approx)

Directions
Proceed out of Long Eaton along Nottingham Road and Devonshire Avenue can be found as a turning on the right.
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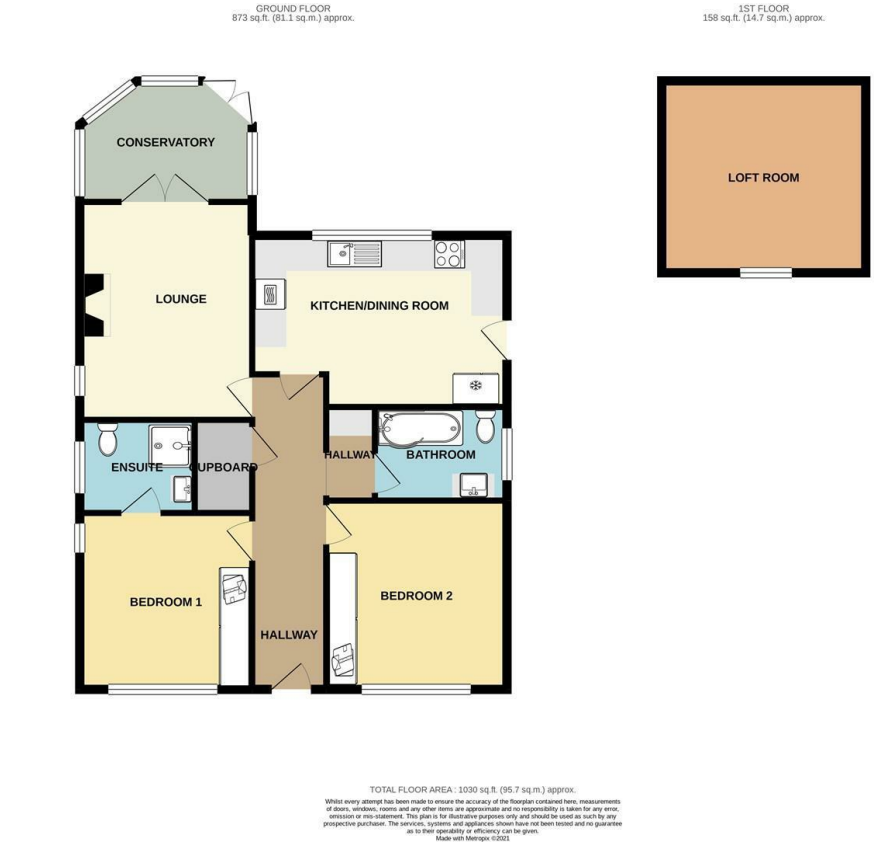

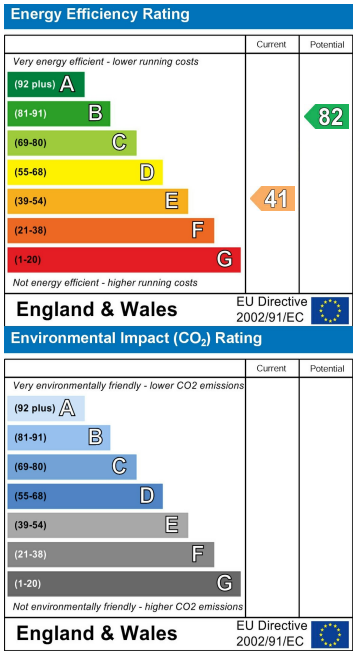

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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