

# Robert Ellis

*look no further...*



Dovedale Avenue,  
Long Eaton, Nottingham  
NG10 3HU

**Offers Over £340,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisear





A THREE BEDROOM DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT ON DOVEDALE AVENUE, OFFERING SPACIOUS ACCOMMODATION AND EXCELLENT OUTSIDE SPACE.

Robert Ellis are pleased to bring to the market this extended detached property situated within the ever popular Dales Estate. The home offers well proportioned accommodation throughout and would suit a range of buyers, particularly those requiring extensive parking or outdoor space.

The accommodation comprises a spacious lounge, fitted kitchen and dining area, along with the added convenience of a ground floor WC and separate utility room. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property occupies a corner plot which provides excellent outside space and is ideal for anyone with multiple vehicles, caravans or a motorhome. The plot offers ample off road parking along with further potential for landscaping or extension, subject to the necessary permissions. An internal viewing is highly recommended to fully appreciate the space, plot and potential this detached home has to offer.

Situated on the popular Dales Estate, the property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre. There are schools for all ages, healthcare and sports facilities nearby, and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton train station is just a short walk away and the A52 provides easy access to both Nottingham and Derby.



### Entrance Hall

Double glazed door to the side, double glazed window to the front, radiator, doors to:

### Cloaks/w.c.

Obscure double glazed window to the side, low flush w.c., wash hand basin, new radiator.

### Lounge

11' x 13'3 approx (3.35m x 4.04m approx)

Double glazed window to the front, double doors to the dining room, radiator, electric fire, hearth and mantle, TV point.

### Dining Area

10'10 x 9'3 approx (3.30m x 2.82m approx)

Double glazed window to the side, new radiator, opening into:

### Garden Room

9'3 x 7'1 approx (2.82m x 2.16m approx)

Double glazed French doors to the rear, double glazed window to the rear, gas fire (not tested), hearth and mantle.

### Kitchen

18'10 x 10'6 approx (5.74m x 3.20m approx)

Double glazed windows to the rear and side, double glazed door to the utility, ceiling spotlights, two new radiators, matching wall and base units with work surfaces over, integrated electric oven, four ring gas burner with extractor over, integrated fridge, inset sink and drainer with swan neck mixer tap, tiled flooring.

### Utility Room

Double glazed window and door to the rear, plumbing for a washing machine, space for a fridge freezer, composite sink with swan neck mixer tap.

### First Floor Landing

Double glazed window to the side, loft access hatch, doors to:

### Bedroom 1

13'9 max x 8'1 approx (4.19m max x 2.46m approx)

Double glazed window to the front, new radiator, built-in wardrobes and door to:

### En-Suite

Obscure double glazed window to the side, low flush w.c., vanity wash hand basin, single shower cubicle, extractor fan, tiled floor.

### Bedroom 2

11'1 x 10' approx (3.38m x 3.05m approx)

Double glazed window to the rear, radiator, vanity wash hand basin, cupboard housing the newly fitted boiler (10 year warranty).

### Bedroom 3

7'1 x 10'5 approx (2.16m x 3.18m approx)

Double glazed window to the front, radiator, laminate flooring.

### Bathroom

Obscure Double glazed window to the side, four piece suite comprising of a panelled bath, single shower cubicle, pedestal wash hand basin, low flush w.c., part tiled walls, new radiator.

### Outside

The property sits on a corner plot and to the front there is a lawned garden with trees to the boundaries and side path leading to the entrance door.

To the rear there is access to off road parking and garage, a lawned garden with paved pathway, pebbled areas and a patio.

### Garage

Detached brick garage with an electric roller door to the front and window to the rear.

### 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 and follow the road around where the property can be found on the corner of Dovedale Avenue and Wharfedale Road.

9326CO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 75mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

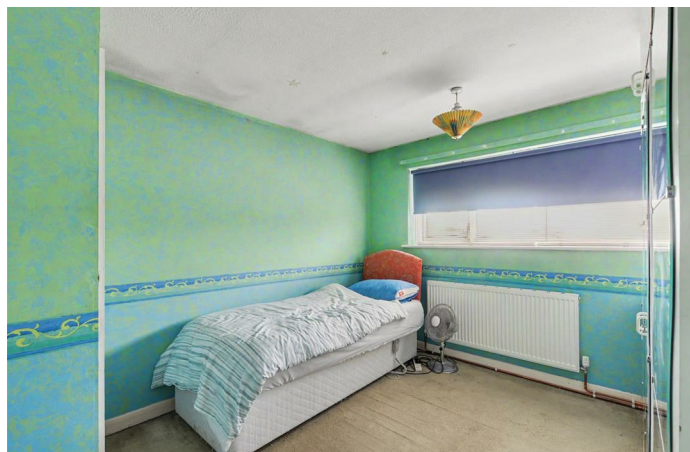
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

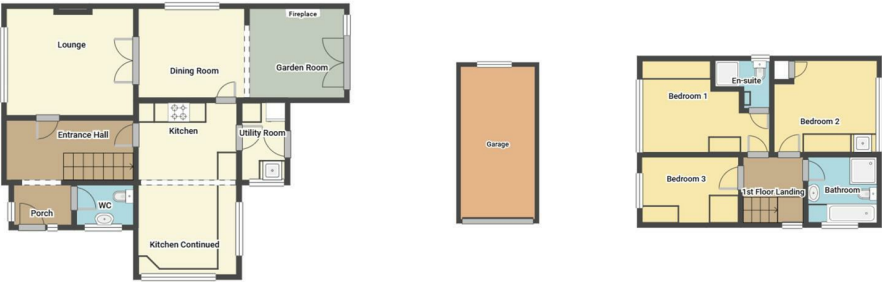
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | 70        |
|                                                                 | 49      |           |
| England & Wales 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 |         |           |
|                                                                 |         |           |
| England & Wales 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.