Robert Ellis

look no further...

Cleveland Avenue,
Long Eaton, Nottingham
NG10 2BT

£375,000 Freehold

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AN INDIVIDUAL THREE BEDROOM DETACHED HOUSE ON A SUBSTANTIAL PLOT WITH GARAGE AND POTENTIAL TO EXTEND AND UPGRADE BEING SOLD WITH NO UPWARD CHAIN!

An exciting opportunity to purchase this unique individual detached house which is situated on a large plot with private established gardens at the rear and front. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the spacious accommodation and potential to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property could easily be extended, subject to planning and would provide an ideal opportunity to create additional bedroom and bathroom space. The property is well placed for easy access to all the amenities and facilities provided by the area and it is close to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

In brief the property comprises of entrance hallway, downstairs WC, kitchen, dining room, living room, sun room. To the first floor there are three double bedrooms and bathroom. Outside to the front of the property is a driveway with access to the garage, rear and front garden. The rear garden has a patio area along with established shrubs, bushes and trees. The front garden has a lawn area with established trees, shrubs and bushes.

Found on a street of mature quality housing to the east of the town, this individual three bedroom detached home is distinguished by a substantial mature private garden. Located in the popular residential town of Long Eaton, just off Nottingham Road, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52.

Entrance Hall
6'7 x 6'2 approx (2.01m x 1.88m approx)
UPVC double glazed door with obscure glazed panel to the front, UPVC double glazed window to the side, ceiling light, carpeted flooring, radiator. Doors to:

Ground Floor w.c.
3' x 4'8 approx (0.91m x 1.42m approx)
Single glazed obscure window to the front, ceiling light and low flush w.c.

Lounge
18' x 12'6 approx (5.49m x 3.81m approx)
Dual aspect UPVC double glazed windows to the front and side, carpeted flooring, wall lights, radiator, fireplace with tiled surround and hearth, doors to:

Dining Room
11'3 x 12'6 approx (3.43m x 3.81m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, doors to the kitchen and snug.

Kitchen Diner
15'1 x 11'6 approx (4.60m x 3.51m approx)
UPVC double glazed door to the rear with inset obscure glazed panel, carpeted flooring, ceiling light, radiator, wall and base units with work surfaces over, inset sink and drainer, spaces for a washing machine and tumble dryer, space for a cooker and fridge freezer.

Snug
11'8 x 11'4 approx (3.56m x 3.45m approx)
UPVC double glazed window to the rear and French door opening to the garden, carpeted flooring, ceiling light, radiator and stone fireplace.

First Floor Landing
11'7 x 6'8 approx (3.53m x 2.03m approx)
Dual aspect UPVC double glazed windows to the side and front, ceiling light and carpeted flooring. Doors to:

Bedroom 1
14' x 11'9 approx (4.27m x 3.58m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light and a radiator.

Bedroom 2
11'3 x 14'6 approx (3.43m x 4.42m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light and a radiator.

Bedroom 3
11'3 x 8'1 approx (3.43m x 2.46m approx)
Wooden window to the rear, carpeted flooring, ceiling light and a radiator.

Bathroom
11'3 x 6' approx (3.43m x 1.83m approx)
UPVC double glazed obscure window to the rear, ceiling light, linoleum flooring, bath, low flush w.c., sink, airing/storage cupboard housing the Worcester Bosch boiler, loft access hatch.

Outside
To the front of the property there is a large driveway leading to the garage, large lawned area with established shrubs and plants. The property sits behind a tall brick wall providing privacy.

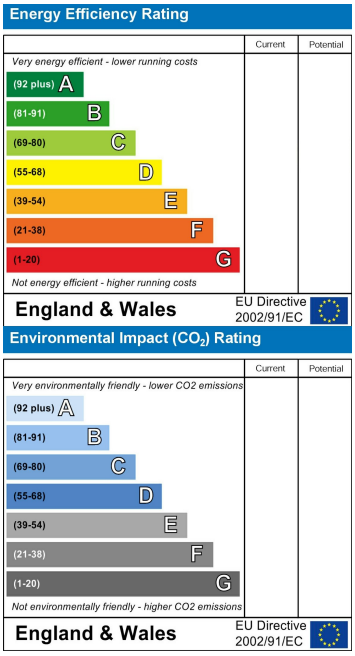
To the rear there is a larger than average garden with established shrubs, trees and plants.

Garage
16'4 x 8'8 approx (4.98m x 2.64m approx)
Up and over door, power and light and side pedestrian door into the garden.

Directions
Proceed out of Long Eaton along Nottingham Road. Cleveland Avenue can be found on the right hand side after some ¼ mile and the property can be found on the right hand side of the road.
8049AMJG

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 - Information not available
Phone Signal – O2, EE, Three, Vodafone
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



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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