Robert Ellis

look no further...

Byron Avenue,
Long Eaton, Nottingham
NG10 4EY

Price Guide £275-290,000

Freehold

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A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOME, EXTENDED TO PROVIDE GENEROUS LIVING SPACE AND OCCUPYING A PLOT WITH AN EXTENSIVE REAR GARDEN.

Robert Ellis are pleased to bring to the market this attractive and well-proportioned property which retains much of its traditional charm while offering flexible accommodation suited to modern family living. The home features two reception rooms, an extended layout providing additional living space, and three good-sized bedrooms.

Externally, the property benefits from off road parking to the front and an extensive rear garden, ideal for families or those who enjoy outdoor entertaining.

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 which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
With composite front entrance door and window, tiled floor, radiator, stairs to the first floor, picture rail, door to understairs storage cupboard and door to:

Lounge
14'2 x 11' into bay approx (4.32m x 3.35m into bay approx)
UPVC double glazed bay window to the front, picture rail, radiator, TV point.

Kitchen
11'6 x 6'8 approx (3.51m x 2.03m approx)
Wall, base and drawer units with work surfaces over, inset 1½ bowl sink and drainer, tiled splashbacks, integrated oven, gas hob and extractor hood over, appliance space, radiator, recessed lighting, UPVC double glazed window to the side, integrated dishwasher.

Sitting/Dining Room
21'10 x 11'8 approx (6.65m x 3.56m approx)
With engineered wood floor, UPVC double glazed window to the rear, two radiators, coving to the ceiling, gas fire, TV point. Door to:

Inner Lobby/Utility
Plumbing for automatic washing machine, UPVC double glazed window and door to the rear, tiled floor and door to:

Cloaks/w.c.
Low flush w.c., gas central heating boiler, wash hand basin, tiled floor, UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the side, access to the loft which is partially boarded and has a light via a pull down ladder, doors to:

Bedroom 1
11'4 x 11'2 approx (3.45m x 3.40m approx)
UPVC double glazed window to the front with stained glass windows, coving to the ceiling, ceiling rose and radiator.

Bedroom 2
10'11 x 10'10 approx (3.33m x 3.30m approx)
UPVC double glazed double doors and radiator.

Bedroom 3
6'11 x 6'11 approx (2.11m x 2.11m approx)
UPVC double glazed window to the front with stained glass window and radiator.

Bathroom
Four piece suite comprising bath with mixer tap over and hand held shower, separate shower cubicle with water fall shower head and hand held shower with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel rail, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the rear, extractor fan and recessed lighting.

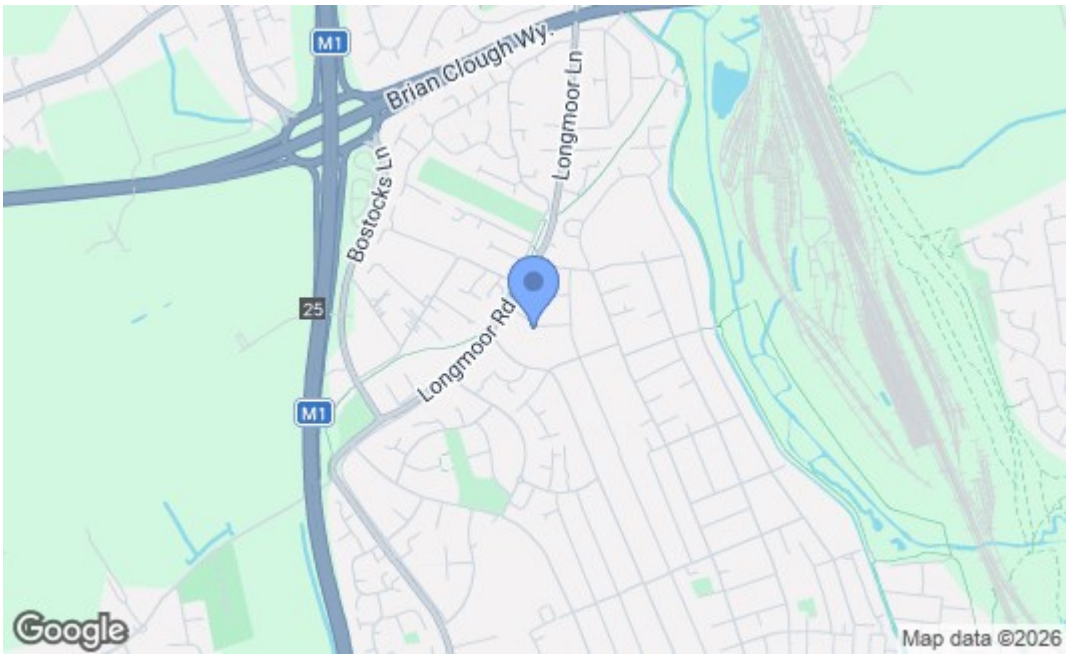
Outside
To the front of the property there is a tarmacadam driveway and a gravelled area surrounded by borders with mature shrubs and flowers, all privately enclosed with double wrought iron gates, a brick wall and fenced boundaries.

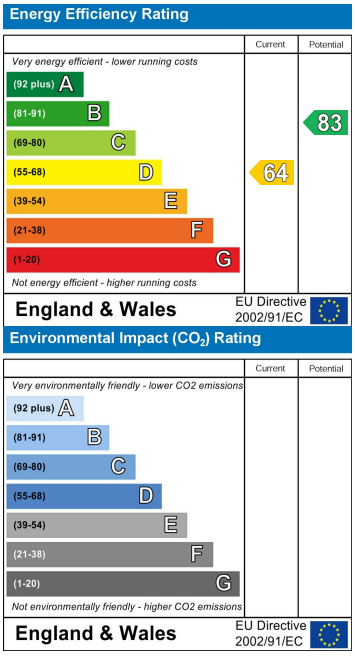
There is side access to the rear garden which is larger than average having a patio area to the immediate rear leading to the mainly lawned garden. Pathway either side leading to the bottom of the garden where there is a garden shed, borders to the sides full of mature shrubs, flower and trees, all privately enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Derby Road and after passing College Street take the right hand turning onto Breedon Street. Continue for some distance and take the left hand turning onto Byron Avenue where the property is situated on the left hand side.
9058CO

Council Tax
Erewash Borough Council B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 54mbps 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





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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