

# Robert Ellis

*look no further...*



Hawthorne Avenue,  
Long Eaton, Nottingham  
NG10 3NG

**£249,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A SUPERB EXAMPLE OF A BAY FRONTED, THREE BEDROOM SEMI-DETACHED PROPERTY THAT HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT WITH AN ENCLOSED REAR GARDEN AND IS BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this fantastic three bedroom semi-detached property that has been renovated extensively by the current owner to an extremely high standard throughout. The property is constructed of brick to the external elevations and benefits double glazing throughout with brand gas central new heating, a full re-wire with a cat 6 internet cable, flooring, décor, bathrooms, shower rooms and kitchen with appliances throughout with new porcelain patio tiles, fencing and turf to the exterior with off street parking created to the rear. An internal viewing is highly recommended to appreciate the property, location and specification that is on offer.

In brief, the property comprises a bay fronted lounge with a composite front door, panelled feature wall and a modern electric mounted fireplace, a large dining room with beautifully laid herringbone flooring and a built in storage cupboard, spacious kitchen with integrated appliances and plenty of worktop and cupboard space, a utility room with space for a washing machine and tumble dryer with the wall mounted boiler easily accessible and boxed in by a cupboard and a downstairs four piece bathroom featuring a bath with waterfall tap and a walk in shower unit with a rainfall shower head. To the first floor, the landing leads to three generously sized bedrooms and a first floor three piece shower room created by the current vendor. To the exterior, the property is set back from the road via a brick wall, low maintenance front, metal gates and original floor tiles. To the rear, there is an enclosed garden with new fencing, porcelain patio tiles and newly laid turf. A section to the rear of the garden has been created by the current vendors as off street parking however could also be used as a low maintenance area/patio or even a vegetable patch.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. The secondary school within catchment is Long Eaton school and is easily accessible via car or by walking. There are fantastic transport links including nearby bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



### Lounge

13'0 x 10'9 approx (3.96m x 3.28m approx)

Composite front door, uPVC double glazed bay window overlooking the front, carpeted flooring, panelled feature wall, electric fireplace, wall lights, painted plaster ceiling, radiator, ceiling light.

### Dining Room

11'8 x 13'0 approx (3.56m x 3.96m approx)

uPVC double glazed window overlooking the rear, herringbone laminate flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Kitchen

8'4 x 13'5 approx (2.54m x 4.09m approx)

uPVC double glazed window overlooking the side with uPVC double glazed door leading to the side, herringbone laminate flooring, radiator, breakfast bar, integrated fridge/freezer, integrated dishwasher, integrated electric double oven and grill, integrated 5 ring gas hob with glass patterned splashback and overhead extractor fan, painted plaster ceiling, spotlights.

### Utility Room

7'5 x 3'9 approx (2.26m x 1.14m approx)

Space for washing machine, space for tumble dryer, laminate flooring, wall mounted boiler boxed in via a cupboard, painted plaster ceiling, spotlights.

### Four Piece Family Bathroom

7'8 x 7'5 approx (2.34m x 2.26m approx)

uPVC double glazed frosted window overlooking the side, tiled flooring, bath with waterfall mixer tap, walk in shower unit with rainfall shower head, WC, top mounted sink, heated towel rail, painted plaster ceiling, spotlights, extractor fan.

### First Floor Landing

Carpeted flooring, painted plaster ceiling, loft access, spotlights.

### Bedroom One

13'2 x 11'1 approx (4.01m x 3.38m approx)

uPVC double glazed windows overlooking the front, carpeted flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'3 x 11'9 approx (3.12m x 3.58m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

8'6 x 8'1 approx (2.59m x 2.46m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Shower Room

4'8 x 5'5 approx (1.42m x 1.65m approx)

Tiled flooring, single enclosed shower unit, WC, top mounted sink, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front, the property is set back from the pavement via a brick wall, low maintenance front, metal gates and original tiled flooring with a newly fitted wooden gate to the side. To the rear, there is newly fitted fencing, porcelain patio tiles, newly laid turf and an off street parking area that has been created by the current vendor however could be used as a low maintenance area/patio or vegetable patch. There is also on street parking to the front of the property.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and the property can be found on the left hand side. 8347RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 11 mbps

Superfast 71 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

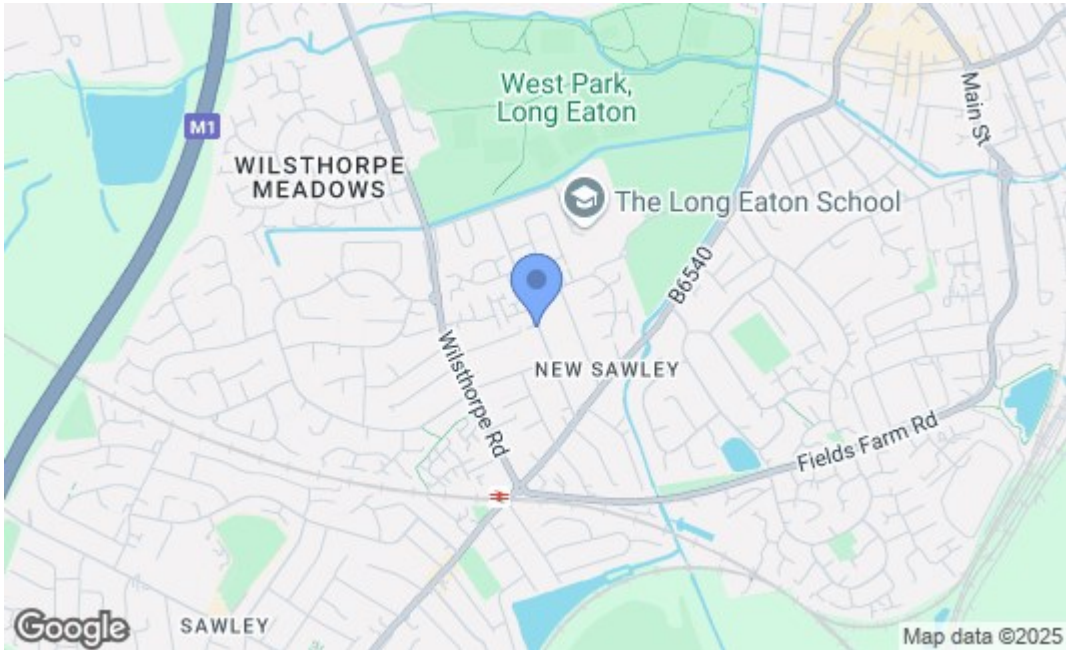
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.