



Springfield Avenue,  
Long Eaton, Nottingham  
NG10 2GQ

**£290,000 Freehold**



A STUNNING THREE BEDROOM DETACHED PROPERTY SITUATED ON THIS MOST POPULAR RESIDENTIAL DEVELOPMENT CONSTRUCTED BY DAVIDSONS HOMES.

It provides Robert Ellis with much pleasure to be instructed to market this immaculate three bedroom detached property set within this popular, modern development situated on the outskirts of Long Eaton just off Station Road. The property offers modern family living accommodation and benefits from modern conveniences such as gas central heating and double glazing, whilst also having a driveway and brick built garage.

This modern property is constructed of brick to the external elevations all under a tiled roof and in brief comprises of entrance hallway, living room, inner lobby, ground floor w.c., utility room and dining kitchen providing direct access to the enclosed garden at the rear. To the first floor there are the three bedrooms, with the master benefiting from an en-suite shower room and walk in wardrobe area and then the family bathroom. The further two bedrooms are Outside to the front there is a low maintenance garden with pathway to the front entrance door, whilst at the side there is driveway parking for two vehicles and leading to the garage. To the rear there is an enclosed, landscaped garden being laid mainly to lawn with a selection of established shrubs with paved patio area with a sheltered polycarbonate roof leading to the garage.

The property is positioned for easy access to many local amenities and facilities provided in Long Eaton including the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office for further information and to arrange your viewing today.



### Hallway

4'7 x 8'4 approx (1.40m x 2.54m approx)

Composite front door, carpeted flooring, radiator and ceiling light, wall mounted alarm panel and UPVC double glazed window to the side.

### Living Room

17'1 x 12'1 approx (5.21m x 3.68m approx)

Having a UPVC double glazed bay window to the front, carpeted flooring, two radiators, ceiling light and TV point.

### Inner Hallway

Tiled flooring and leading to:

### Ground Floor w.c.

5'6 x 3'2 approx (1.68m x 0.97m approx)

Low flush w.c., wash hand basin, tiled splashback, tiled flooring, radiator and extractor fan.

### Utility Room

7'2 x 3'8 approx (2.18m x 1.12m approx)

With fitting base units and work surface, space and plumbing for a washing machine and tumble dryer, tiled flooring, extractor fan and a radiator.

### Kitchen Diner

15'3 x 11'6 approx (4.65m x 3.51m approx)

UPVC French doors to the rear garden, UPVC double glazed window to the rear, tiled flooring, ceiling light, radiator, modern cream wall and base units with wood effect work surfaces over, inset stainless steel sink with mixer tap, built-in cooker, gas hob and extractor hood over, built-in dishwasher and fridge freezer, tiled splashbacks and space for a dining table.

### First Floor Landing

8'7 x 7' approx (2.62m x 2.13m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch leading to the boarded and lit loft, balustrade from the stairs onto the landing, airing/storage cupboard housing the hot water tank.

### Bedroom 1

11'5 x 9'2 approx (3.48m x 2.79m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and fan and a radiator. Access into:

### Dressing Room

4' x 4'2 approx (1.22m x 1.27m approx)

Cream and wooden built-in storage cupboards with drawers leading into:

### En-Suite

5'2 x 5'8 approx (1.57m x 1.73m approx)

UPVC double glazed obscure window to the rear, tiled flooring, built-in corner shower enclosure, low flush w.c. and free standing sink, mains fed shower and bi-folding shower screen, partially tiled walls, tiled flooring, chrome heated towel rail, recessed spotlights and extractor fan.

### Bedroom 2

8' x 12'2 approx (2.44m x 3.71m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling fan and light, radiator and built-in modern cream and wooden wardrobes.

### Bedroom 3

7'3 x 7'7 approx (2.21m x 2.31m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling fan and light, radiator, storage shelves.

### Bathroom

8' x 6'1 approx (2.44m x 1.85m approx)

Obscure UPVC double glazed window to the side, tiled flooring, partially tiled walls, recessed spotlights, extractor fan, electric shaver point, low flush w.c., pedestal wash hand basin and panelled bath with hand held shower, chrome heated towel rail.

### Outside

To the front of the property there is a driveway giving access to the garage with a gravelled garden area, range of plants and gated access to the rear garden.

To the rear the private enclosed garden has a patio area, sheltered walk way to the garage, lawn, flower and shrubs to the borders, exterior lighting and power point, fencing to the boundaries.

### Garage

17' x 9'5 approx (5.18m x 2.87m approx)

Brick built garage with up and over door to the front, power points, lighting and a pedestrian door to the garden.

### Directions

Proceed out of Long Eaton along Waverley Street and take the left hand turning at the main traffic lights onto Station Road. Continue along proceeding under the railway bridge and take the left turning onto Springfield Avenue.

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### Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.