



Helvellyn Way,  
Long Eaton, Nottingham  
NG10 4PX

**£199,950 Freehold**



A TWO BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC IN LONG EATON.

Robert Ellis are delighted to bring to the market a spacious two bedroom semi detached property in an immaculate condition and would ideally suit the first time buyer, growing family or a buy to let investor. The property is conveniently located close to local amenities and facilities and to J25 of the M1. The property sits on a good size plot having a large garden to the front, off road parking for two cars and a good size garden to the rear. To fully appreciate all this property has to offer, a viewing is a must.

The property benefits from gas central heating and double glazing and sitting on a good size plot, we believe it has the scope and potential to extend to the side, subject to the necessary permissions. In brief the accommodation comprises of an entrance porch, lounge, breakfast kitchen and conservatory. To the first floor there are two double bedrooms and a bathroom. As previously mentioned, there is a large garden to the front with off road parking for two cars and a good size landscaped garden to the rear and side.

Being situated on the edge of Long Eaton, the property is within easy reach of the Asda and Tesco superstores along with 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 train station and the A52 to Nottingham and Derby.



### Entrance Porch

UPVC double glazed front entrance door, laminate floor and door to:

### Lounge

13'7 x 12'7 approx (4.14m x 3.84m approx)

UPVC double glazed window to the front, laminate flooring, door to understairs storage cupboard, stairs to the first floor, radiator, TV point and door to:

### Breakfast Kitchen

12'7 x 9'4 approx (3.84m x 2.84m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated double oven, gas hob and extractor hood over, built-in fridge freezer, plumbing for an automatic washing machine, tiled floor, radiator and sliding doors to:

### Conservatory

10'8 x 9'4 approx (3.25m x 2.84m approx)

A brick base conservatory having a radiator, tiled floor, UPVC double glazed windows and French doors to the rear garden and power points.

### First Floor Landing

Access to the loft and doors to:

### Bedroom 1

12'7 x 9'7 approx (3.84m x 2.92m approx)

UPVC double glazed window to the front, overstairs storage, radiator, telephone point.

### Bedroom 2

12'8 x 9'7 approx (3.86m x 2.92m approx)

UPVC double glazed window to the rear and a radiator.

### Bathroom

A white three piece suite comprising of a P shaped bath with electric shower over, vanity wash hand basin with storage under, low flush w.c., tiled floor with under floor heating, UPVC double glazed window to the side, extractor fan and chrome heated towel rail.

### Outside

At the front of the property there is off road parking for

two cars and a good size astroturf garden with an established bed along the side. There is a fence to the boundary and a gate leading through to the rear garden. At the rear there is a slabbed patio which extends down the side of the house and at the rear an astroturf lawn and flower beds. The garden is kept private by having fencing to three boundaries with conifer trees running along the rear boundary. There is also an outside tap.

### Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning into Curzon Street, left into Ennerdale Road and right into Helvellyn Way.

7358AMEC

### Council Tax

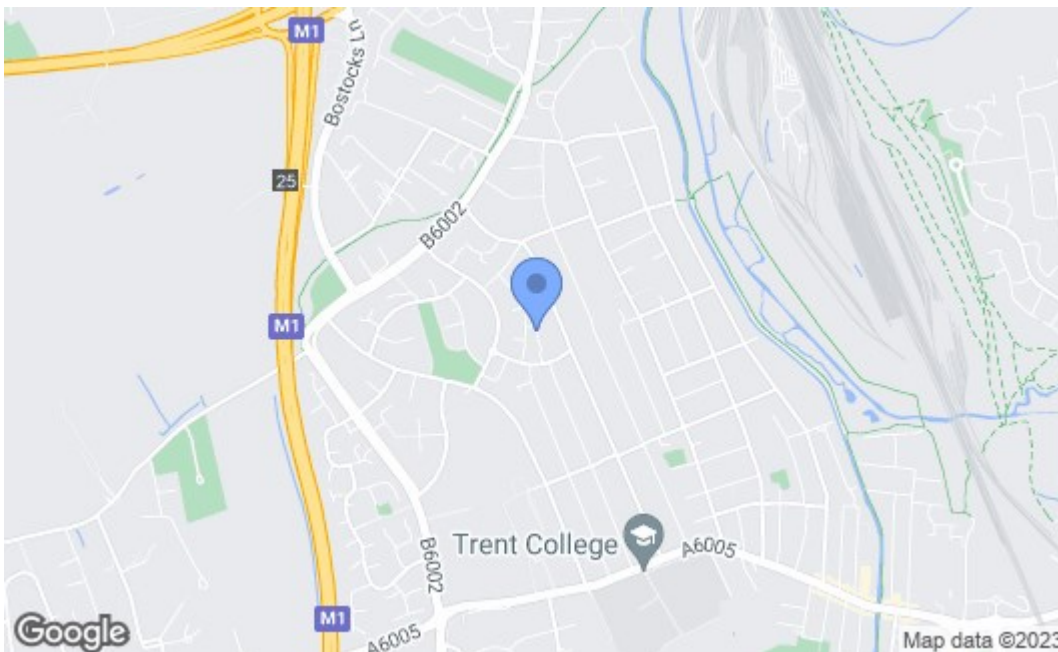
Erewash Borough Council Band A





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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			
<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	

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