Robert Ellis

*look no further...*

Ravensdale Avenue,
Long Eaton, Nottingham
NG10 4GG

**£249,995 Freehold**

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THIS IS AN EXTENDED SEMI DETACHED PROPERTY SITUATED ON THIS VERY POPULAR ROAD ON THE OUTSKIRTS OF LONG EATON.

Standing back from Ravensdale Avenue with a block paved parking area at the front and a drive extending down the left hand side to the garage which is positioned at the rear, this extended traditional property provides enlarged ground and first floor living accommodation which we are sure will appeal to a whole range of buyers looking for a three bedroom home in the Long Eaton area. For the size of the accommodation that is now included and the privacy of the South facing rear garden to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole extent of the property for themselves.

The property is constructed of brick with render to the front and side elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. The house includes a reception hall with a door leading to the lounge and off this main reception room there is the extended living/dining kitchen which has grey gloss units with a central island and bi-folding doors leading out to the rear garden. There is a most useful ground floor w.c. and to the first floor the landing leads to three good size bedrooms and the luxurious bathroom which includes a separate shower with a mains flow shower system and stand alone bath. Outside there is block paved parking at the front and a detached garage which provides an excellent storage facility and the private South facing garden which has two decked areas, a large slabbed section, all of which helps to keep maintenance to a minimum with the garden being kept private by having fencing to the side and rear boundaries and behind the garage there is a summerhouse/man cave which has a bar.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, pubs, restaurants and the well regarded Clifford Gym, there are schools for all ages within walking distance of the property, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Composite front entrance door with inset ornate double glazed panel, stairs to the first floor, radiator and wood door with inset glazed panel to:

Lounge/Sitting Room
13'4 x 13'2 plus bay approx (4.06m x 4.01m plus bay approx)
The lounge has a double glazed bay window to the front, a wall mounted flame effect gas fire to the chimney breast, aerial and power point for a wall mounted TV and a radiator.

Extended Dining Kitchen
19'2 x 16'5 reducing to 11'3 approx (5.84m x 5.00m reducing to 3.43m approx)
The kitchen is fitted with grey gloss units with brushed stainless steel fittings and includes a four ring gas hob set in an L shaped work surface with cupboards and drawers below, oven with cupboards above and below, further work surface space for an automatic washing machine and cupboards beneath, upright shelved pantry style cupboard, sink with mixer tap set in a central island which also provides a breakfast/eating area and has an integrated dishwasher and cupboards below, matching eye level wall cupboards and a hood to the cooking area, tiling to the walls by the work surface areas, tiled flooring in the kitchen area with laminate flooring in the dining area, part sloping ceiling with a Velux window in the dining area and bi-folding doors leading out to the South facing rear garden, double glazed window to the rear, UPVC door with a double glazed inset leaded panel to the side, two radiators and space for a large fridge/freezer.

Ground Floor w.c.
Having a low flush w.c., tiled flooring and opaque double glazed window to the side.

First Floor Landing
Opaque double glazed window to the side and recessed lighting.

Bedroom 1
13'2 x 10'3 approx (4.01m x 3.12m approx)
The bedroom has two double glazed windows to the front, an archway leading to a recess with hanging/storage space, picture rail to the walls and a radiator.

Bedroom 2
11'9 x 7'5 aprpox (3.58m x 2.26m aprpox)
Double glazed window to the rear, radiator, recessed lights to the ceiling and hatch with ladder to the loft.

Bedroom 3
9'7 x 7'3 approx (2.92m x 2.21m approx)
Double glazed window to the rear, radiator and recessed lights to the ceiling.

Bathroom
The bathroom includes a stand alone contemporary claw foot style bath with mixer tap and hand held shower and tiling to two walls, corner shower with tiling to two walls and curved protective doors and protective screens with a mains flow shower system which has a hand held shower and rainwater shower, corner low flush w.c. and hand basin with mixer tap and tiled splashback with a wooden shelf and mirror fronted cabinet over, opaque double glazed window, X-pelair fan, feature radiator and recessed lights to the ceiling.

Outside
At the front of the property there is a block paved parking area with folding wrought iron gates leading out to the road and fencing to the side and front boundaries. The block paving continues down the left hand side of the house to the garage which is positioned towards the rear.

At the rear of the property there is decking with steps leading to a slabbed garden area with patterned slabs and at the bottom of the garden there is a further decked seating area with the garden being kept private by having fencing to the right and rear boundaries.

Garage
22' x 9'2 approx (6.71m x 2.79m approx)
The concrete sectional garage has an up an over remotely operated door to the front with a door to the side with power and lighting being provided within the garage.

Summerhouse
9'3 x 7'6 approx (2.82m x 2.29m approx)
Behind the garage there is a summerhouse/man cave which has double opening glazed doors with matching side panels leading out to the garden and there is a fitted bar area with shelf at the back.

Directions
Proceed out of Long Eaton along Derby Road taking the right hand turn into College Street. Continue along College Street for a fair distance and Ravensdale Avenue can be found as a turning on the left hand side, continue along and the property can be found on the left hand side as identified by our for sale board.
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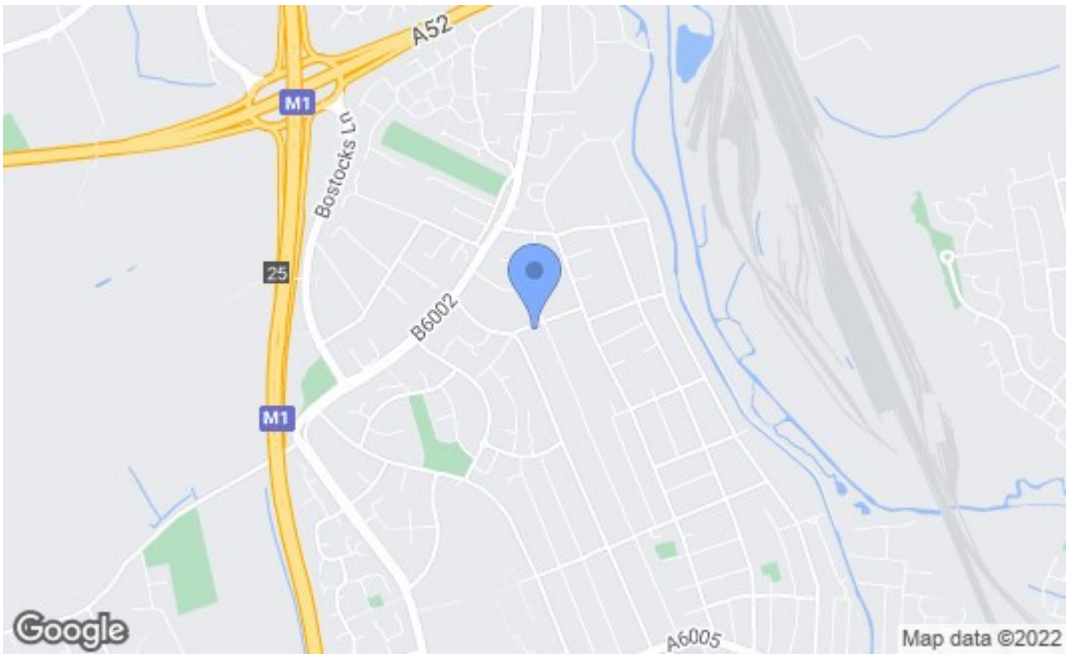


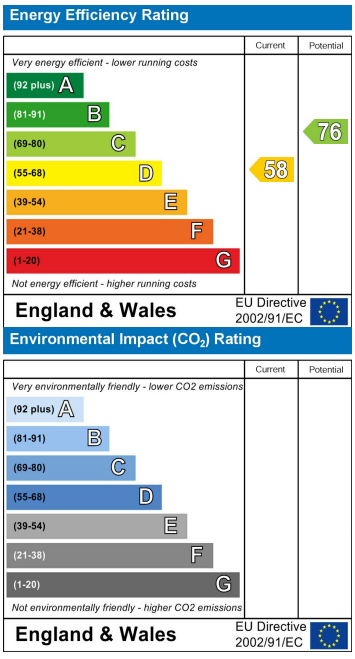


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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