



Devonshire Avenue,
Long Eaton, Nottingham
NG10 2EP

Price Guide £250-260,000
Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION, BEING FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this simply beautiful semi detached home on Devonshire Avenue. Offering three bedrooms and over 930 sq.ft., this home will not disappoint you upon viewing. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

In brief the accommodation comprises of a porch into the hall, access provided to the first floor in addition to a door leading to the both the lounge and kitchen/diner. The bay fronted lounge is beautifully decorated and the bay window provides invaluable extra space, the stunning open plan kitchen diner is set to the rear aspect of the property and overlooks the rear garden. To the first floor there are three bedrooms, two of which are double, in addition to a recently re-fitted bathroom. The property has been significantly upgraded by the current owner with a lot of love and care which is evident when walking through. Externally, there is off road parking to the front whilst the rear garden is a great size and is mainly lawned but yet easy maintenance and is just a great additional space to the property.

The property is within easy reach of the Asda, Tesco, Aldi and Lidl superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages including The Grange infant and primary schools which are within walking distance, healthcare and sports facilities including several local golf courses and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads, all off which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Composite front entrance door, radiator and door to:

Hallway

Karndean flooring, radiator, stairs to the first floor, understairs storage cupboard and doors to:

Lounge

11'5 max x 12'10 into bay (3.48m max x 3.91m into bay)
Double glazed bay window to the front, radiator and TV point.

Kitchen Diner

10' to 13'9 x 17'9 max (3.05m to 4.19m x 5.41m max)
Matching wall and base units with roll edged work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring electric hob above and extractor fan over, space and plumbing for a washing machine, space for a fridge freezer, Karndean flooring, breakfast bar, radiator, double glazed door to the rear. Dining area with a double glazed window to the side.

First Floor Landing

Double glazed window to the side, radiator, loft access hatch and doors to:

Bedroom 1

12'8 x 11' approx (3.86m x 3.35m approx)
Double glazed window to the front and a radiator.

Bedroom 2

10'10 x 12'2 approx (3.30m x 3.71m approx)
Double glazed window to the rear and a radiator.

Bedroom 3

8'5 x 5'9 approx (2.57m x 1.75m approx)
Double glazed window to the front and a radiator.

Bathroom

Outside

To the front of the property there is a dropped curb providing access for off road parking which has a tarmac area, driveway and gravelled section. There is a gated path leading down the side to the rear garden.

The rear garden is laid mainly to lawn, patio area, panelled fencing to the boundaries and a wooden shed.

Directions

Proceed out of Long Eaton along Nottingham Road and Devonshire Avenue can be found as a turning on the right with the property on the right hand side.
8457AMCO

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, Virgin

Broadband Speed - Standard 10mbps Superfast 49mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

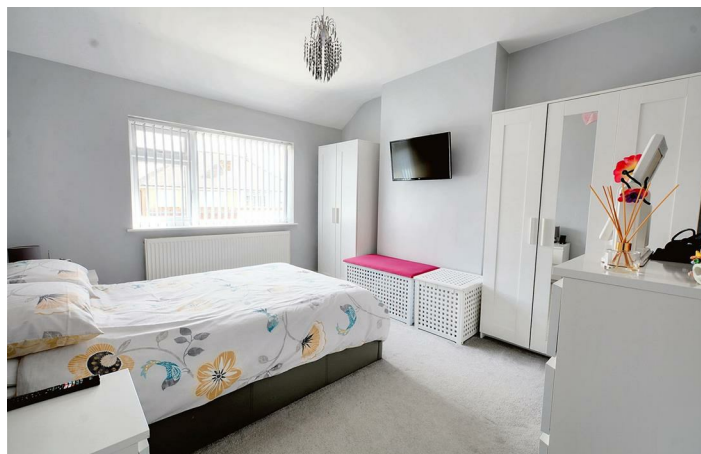
Flood Risk – No, surface water medium

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		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.