Robert Ellis

look no further...

Owen Avenue,
Long Eaton, Nottingham
NG10 2FR

Price Guide £270-280,000

Freehold

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THIS IS A DETACHED TWO DOUBLE BEDROOM BUNGALOW WHICH HAS SOUTHERLY FACING GARDENS AND AN OPEN ASPECT AT THE REAR.

Being situated on this popular road on the outskirts of Long Eaton, this detached bungalow has been extremely well maintained and looked after by the current owners and so is ready to move in straight away by a new owner. The property is situated on Owen Avenue which backs onto open fields which helps to provide a semi rural feel whilst still being within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area, There are paths leading down from Meadow Lane which provides access to open walking space along the banks of the River Trent which is a lovely feature of this property and has helped to make Owen Avenue such a popular place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, which over recent years has had the boiler replaced, and double glazing. In brief the accommodation incudes a reception hall which leads to the lounge and from the lounge there are patio doors leading into an enclosed covered sitting area at the rear which joins to two very useful storage sheds/workshop areas. The kitchen is well fitted with wall and base cupboards, the two double bedrooms are positioned to the front of the bungalow and the shower room is fully tiled with a mains flow shower system. There is a hatch and ladder from the hall which leads to the attic room which provides an ideal storage facility for the property but could be used as a hobby room or something similar. Outside there is a Presscrete style driveway at the front leading to the car port which is on the left hand side of the bungalow and to the rear the southerly facing gardens have been landscaped with two lawned areas and several seating/patio areas which includes a covered seating area to the left hand side of the garden, all of which is kept private by having quality fencing to the boundaries.

Owen Avenue is well placed for easy access into Long Eaton town centre which is only a couple of minutes drive away where there are Asda, Tesco and Aldi superstores along with many other retail outlets, schools for all ages are within easy reach, there are healthcare and sports facilities, walks in the adjacent countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations an the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Composite front door with side panel, radiator, hatch to loft which has a ladder providing access to the boarded and carpeted attic space which has a dormer window to the rear and access to further roof storage space, LVT style flooring, cornice to the wall and ceiling and Georgian glazed door leading into:

Lounge/Sitting Room
20'7 reducing to 13' x 11'9 reducing to 8'9 approx (6.27m reducing to 3.96m x 3.58m reducing to 2.67m)
This large main living area has double glazed sliding patio doors with matching side panels leading out to an enclosed sitting area at the rear of the bungalow, feature marble effect fireplace and hearth with an inset electric log burning stove, LVT style flooring, two radiators and cornice to the wall and ceiling.

Kitchen
10'5 x 7'3 approx (3.18m x 2.21m approx)
The kitchen is fitted with white gloss units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to four sides and has an integrated fridge, automatic washing machine, cupboards, an integrated dishwasher, oven and drawers below, matching eye level wall cupboards and display cabinets with pelmet over the sink area which has recessed lighting, Worcester Bosch wall mounted boiler, tiling to the walls by the work surface areas, double glazed window to the side, LVT style flooring, recessed lighting to the ceiling and hood and back plate to the cooking area.

Bedroom 1
11'2 x 10'7 approx (3.40m x 3.23m approx)
Double glazed bow window to the front, radiator and cornice to the wall and ceiling.

Bedroom 2
11'6 x 9'6 approx (3.51m x 2.90m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Shower Room
The shower room is fully tiled and has a corner shower with a mains flow shower system, tiling to the walls, curved glazed door and protective screens, hand basin with a mixer tap and double cupboard under, low flush w.c., chrome heated ladder towel radiator, mirror with a light to the wall by the sink position, LVT style flooring, opaque double glazed window, recessed lights to the ceiling and hatch to the loft.

Enclosed Sitting Area
18'4 x 5' approx (5.59m x 1.52m approx)
To the rear of the bungalow there is the enclosed sitting area which is constructed of wood and polycarbonate walls and roof and has double opening doors leading out to the rear garden and there is access to:

Shed 1
6'8 x 4'8 approx (2.03m x 1.42m approx)
This shed is currently used to house the tumble dryer and an upright fridge/freezer and has power, lighting and leads to:

Shed 2/Workshop
9'5 x 5'9 approx (2.87m x 1.75m approx)
Window to the rear, power points and lighting.

Outside
At the front of the property the garden has been designed to help keep maintenance to a minimum and has a Presscrete style driveway leading to the car port at the side of the bungalow. There is also a Presscrete style path leading from the pavement which extends across the front of the bungalow and to the right of the bungalow there is a gate which provides access to bin storage space and to a door that takes you into the utility shed positioned at the rear of the bungalow. There is also an outside water supply to the right of the bungalow and access to the rear can also be obtained from the car port on the left hand side.

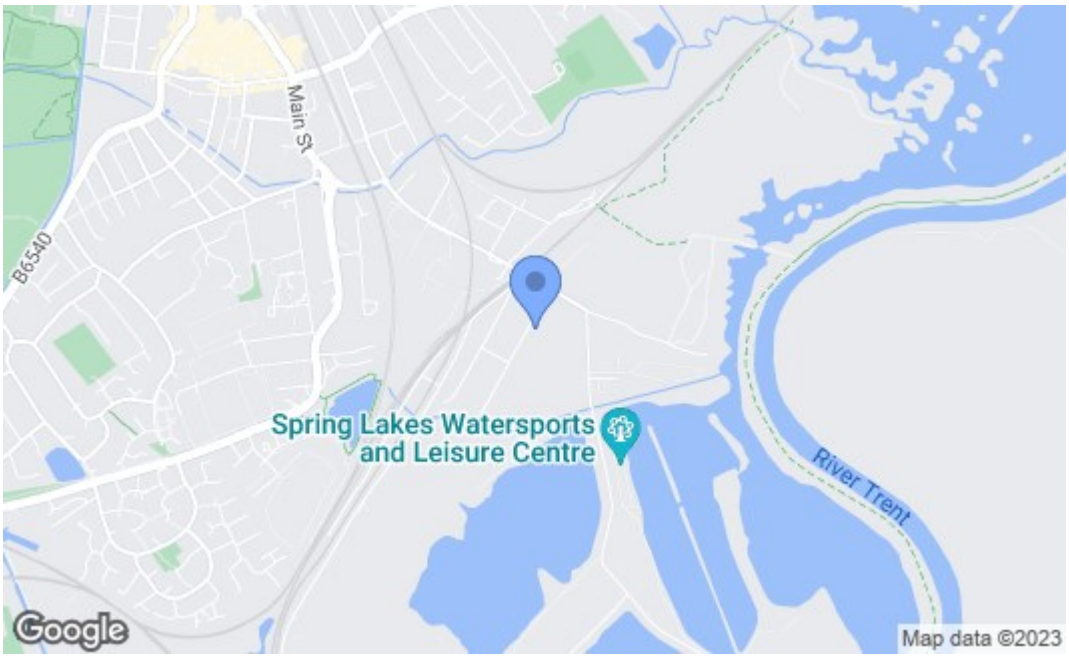
Car Port
The car port is positioned to the left of the bungalow and there is a wooden gate leading from the car port to the rear garden. The electricity meter, consumer unit and gas meter are housed in a double fitted cupboard on the side of the bungalow and the Presscrete style driveway extends into the car port area.

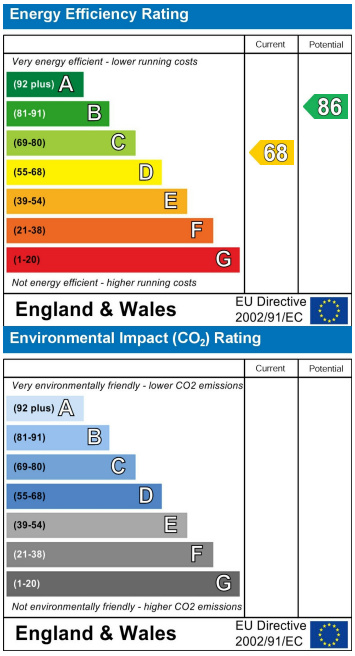
At the rear of the property there is a pathway leading to a shed and concrete patio at the rear of the car port, there are paths leading down to the bottom of the garden where there is a lawn with beds to the sides, a pebbled area and the path leads to a further slabbed patio area and there is a second lawn at the bottom of the garden. There is also a most useful covered seating area to the left hand side and the rear of the property is kept private by having good quality fencing to the three boundaries and as previously mentioned there is an open aspect over fields at the rear.

Shed 3
6'4 x 6' approx (1.93m x 1.83m approx)
There is a third wooden shed positioned behind the car port and this provides a further excellent storage facility and will remain at the property when it is sold.

Directions
Proceed out of Long Eaton along Main Street and at the traffic island with The Tappers Harker turn left onto Meadow Lane. At the mini island turn right following Meadow Lane. Continue across the level crossing and take the second right into Owen Avenue.
7065AMMP

Council Tax
Band C - £1,753





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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