Robert Ellis

look no further...

Dovedale Avenue,
Long Eaton, Nottingham
NG10 3HU

Price Guide £300-325,000

Freehold

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A STUNNING THREE BEDROOM SEMI DETACHED HOME SITUATED ON DOVEDALE AVENUE WITHIN THE EVER POPULAR DALES ESTATE.

Robert Ellis are delighted to bring to the market this beautifully presented semi detached property which has been extended to the rear and refurbished to a high standard throughout, creating a superb family home ready to move straight into.

The accommodation comprises a welcoming living room leading through to a stunning open plan kitchen diner, providing a fantastic space for modern living and entertaining. The dining area benefits from bi-fold doors opening onto the landscaped rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor feel. The ground floor also benefits from the convenience of a downstairs WC. To the first floor are three well proportioned bedrooms and a stylish four piece family bathroom finished to an excellent standard.

Externally, the property enjoys a landscaped rear garden, providing an attractive and low maintenance outdoor space ideal for relaxing or entertaining. Situated on the sought after Dales Estate, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the quality, space and finish this exceptional home has to offer.

The property is within easy reach of shopping facilities found in Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property with Dovedale infant and primary school being just a short walk down the road, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed composite door to the front, radiator, stairs to the first floor, porcelain tiled floor, doors to:

Cloaks/w.c.
Porcelain tiled floor, low flush w.c., pedestal wash hand basin, tiled splashback, extractor fan and storage cupboard with a sliding door.

Lounge
12'11 x 10'10 approx (3.94m x 3.30m approx)
Double glazed window to the front, plasma flame effect electric fire and double doors to:

Dining Room
9'2 x 10'6 approx (2.79m x 3.20m approx)
The dining area has porcelain tiled flooring, radiator and opening into:

Living/Kitchen Diner
16'8 x 11'10 approx (5.08m x 3.61m approx)
Double glazed window to the rear, two skylights, bi-fold doors to the rear garden, porcelain tiled floor, wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, ceiling spotlights, integrated double electric oven, five ring gas burner with extractor over, opening to:

Utility Area
8'2 x 4'7 approx (2.49m x 1.40m approx)
Integrated dishwasher, integrated washing machine, extractor fan and base units.

First Floor Landing
Loft access hatch with pull down ladder, double glazed window to the side and doors to:

Bedroom 1
13' x 10'1 approx (3.96m x 3.07m approx)
Double glazed window to the front, radiator.

Bedroom 2
10'1 x 10'6 approx (3.07m x 3.20m approx)
Double glazed window to the rear, radiator.

Bedroom 3
9'4 x 7'3 approx (2.84m x 2.21m approx)
Double glazed window to the front, radiator.

Bathroom
Four piece suite comprising of a free standing bath, low flush w.c., tiled floor, vanity wash hand basin, double shower cubicle with rainwater shower head, extractor fan, vertical radiator, double glazed window to the rear.

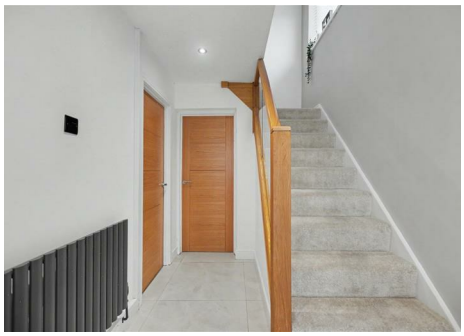
Outside
To the front of the property there is a pebbled drive with brick edging and fencing to the boundaries and gated access to the rear.

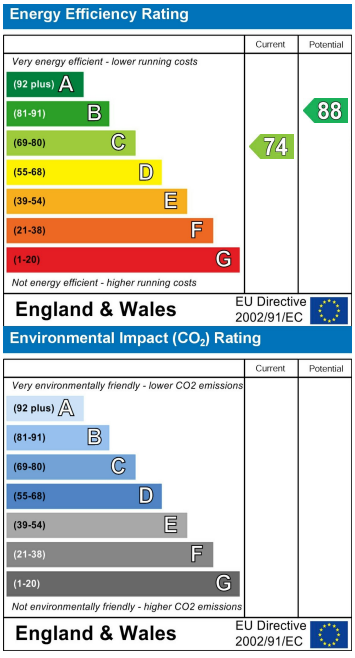
The rear garden is laid mainly to lawn with porcelain patio area, panelled fencing to the boundaries with shrubs and bushes to the borders.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, at the second mini island turn right into Dovedale Avenue, follow the road around and the property can be found on the right hand side.
9313CO

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 6mbps Superfast 72mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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