Robert Ellis

look no further...

Beech Avenue,
Long Eaton, Nottingham
NG10 2AX

£199,950 Freehold

0115 946 1818

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A THREE BEDROOM PLUS ATTIC ROOM, SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that really is a gem, it offers spacious accommodation throughout and boasts original features. There is a lounge with original open fireplace and separate dining room with an exposed brick fireplace which is ready for a wood burning stove. The dining room is open to the kitchen where there is a large understairs storage area that is big enough to be used as a study or play room. Off the kitchen is the ground floor w.c. which is large enough to be changed into a utility/w.c. Another particular feature is the South facing rear garden that is large than average in size. An internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge, dining room which is open to the kitchen, large understairs storage area, ground floor w.c. and large storage cup board housing the gas central heating boiler. To the first floor there are three bedrooms and family bathroom with stairs to the second floor attic room having three Velux windows.

The property is within walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Front entrance door, stairs to the first floor landing and doors to:

Lounge
13'2 x 11'3 approx (4.01m x 3.43m approx)
UPVC double glazed window to the front, radiator, coving to ceiling, ceiling rose, open fire with tiled surround and hearth, radiator, telephone point and double doors to:

Dining Room
10'9 x 11'9 approx (3.28m x 3.58m approx)
Radiator, tiled floor, exposed chimney breast brick fireplace, tiled hearth (this has been lined so a log burner can be used), open to:

Kitchen
10'4 x 9'7 approx (3.15m x 2.92m approx)
Wall, base and drawer units with roll edged work surface over, sink and drainer with swan neck mixer tap over, tiled splashbacks, UPVC double glazed window to the rear, integrated oven and gas hob, door to:

Inner Lobby
With door to a large storage cupboard housing the gas central heating boiler, rear exit door and door to:

Ground Floor w.c.
Low flush w.c., pedestal wash hand basin, tiled spalshbacks, UPVC double glazed window to the rear.

First Floor Landing
Single glazed window to the side and doors to:

Bedroom 1
10'1 x 11'9 approx (3.07m x 3.58m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 2
10'8 x 9'5 approx (3.25m x 2.87m approx)
UPVC double glazed window to the front and radiator.

Bedroom 3
8'5 x 5'7 approx (2.57m x 1.70m approx)
UPVC double glazed window to the front, radiator.

Bathroom
Corner bath, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the rear and radiator.

Second Floor

Attic Room
14'1 x 9'2 approx (4.29m x 2.79m approx)
Three Velux windows and storage to the eaves, light and power.

Outside
To the front of the property there is a low maintenance garden with a path to the front entrance door which is privately enclosed with wall and fenced boundaries. There is access to the side leading to the rear garden where immediate to the property there is a patio area that leads to the lawn. The garden is very long with different areas which could be changed into a mini allotment and play area. The rear garden is very private and enclosed with fenced boundaries and mature shrubs. There is a garden shed and an outside tap.

Directions
Proceed out of Long Eaton along Nottingham Road and after the bridge turn left into Norfolk Road and left into Beech Avenue where the property can be found as identified by our for sale board.
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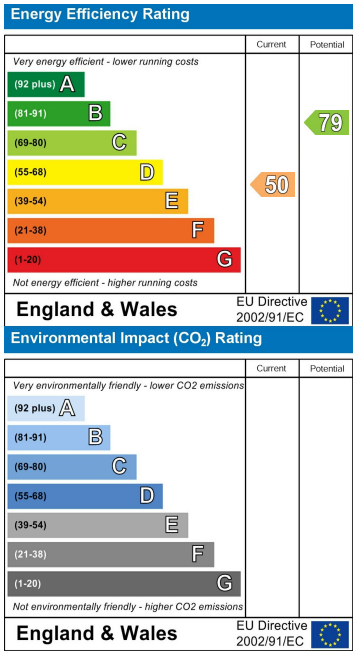

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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