



Newbery Avenue,  
Long Eaton, Nottingham  
NG10 2FU

**£280,000 Freehold**



Price Guide £280 - 285,000 A LARGE THREE/FOUR BEDROOM SEMI DETACHED PROPERTY SITTING ON A GOOD SIZED PLOT.

It gives Robert Ellis great pleasure to bring to the market a property that has been extended to the rear and offers lots of ground floor space, but could be extended above the garage if more room was still required. There is the original lounge/dining room which has a multi fuel burner, the original garage has now been converted into a second lounge and there is a large breakfast kitchen to the rear with built-in appliances and its own 'Narnia' cupboard which is now used as a utility room. There is lots of outside space with off road parking for at least 2 cars and additional parking at the rear off Trent Lane if needed, along with a good size rear garden. An internal viewing is a must in order to appreciate all this property has to offer.

The property benefits from double glazing and in brief comprises of a spacious entrance hall, lounge/dining room with sliding patio doors onto the rear garden. There is a second lounge, breakfast kitchen and utility room. To the first floor there are three bedrooms and a family bathroom. Outside, as previously mentioned, there is off road parking and additional off road parking to the side and off Trent Lane at the rear where there is also a privately enclosed rear garden.

The property is only a few minutes drive away from the centre of Long Eaton where there are Tesco and Asda superstores and many other retail outlets, bars and restaurants, there are schools for all ages within easy reach, healthcare and sports facilities, walks across the nearby fields and along the banks of the River Trent which take you to Trent Lock in one direction and Attenborough Nature Reserve in the other, and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door, radiator, dado rail, stairs to the first floor, Karndean floor and door to:

### Sitting Room/Bedroom

12'3 x 10'8 approx (3.73m x 3.25m approx)

UPVC double glazed window to the front, radiator, laminate flooring, TV and telephone points (previously the garage).

### Lounge/Dining Room

25'9 x 9'1 increasing to 11'4 approx (7.85m x 2.77m increasing to 3.45m approx)

UPVC double glazed window to the front, multi fuel burner (installed 2012) which is fully lined and has a tiled hearth, UPVC double glazed sliding doors to the rear, radiator, TV and telephone points and dado rail.

### Breakfast Kitchen

19'6 x 10'6 approx (5.94m x 3.20m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl ceramic sink and drainer with mixer tap, space for a Range cooker, tiled walls and splashbacks, built-in fridge and separate freezer, built-in dishwasher, washing machine and separate tumble dryer, UPVC double glazed window and sliding doors to the rear, radiator and door to the downstairs storage area which leads to:

### Utility Room

14'1 x 4'3 approx (4.29m x 1.30m approx)

Wall and base units, access to the garage loft and tiled floor.

### First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

### Bedroom 1

11'6 x 10'3 approx (3.51m x 3.12m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes.

### Bedroom 2

10'3 x 10'3 approx (3.12m x 3.12m approx)

UPVC double glazed window to the rear, built-in wardrobes and radiator.

### Bedroom 3

6'6 x 6'3 approx (1.98m x 1.91m approx)

UPVC double glazed window to the front and a radiator.

### Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains having a waterfall shower head and hand held shower, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, storage cupboard housing the gas central heating boiler and a radiator.

### Outside

To the front of the property there is a lawned garden with mature shrubs and off road parking with a path to the front entrance door. To the right hand side there is an additional lawn and parking. Immediate to the property there is a patio area with a dwarf brick wall leading onto the lawn with patio stepping stones and leading to the bottom of the garden. There is a summerhouse and a large garden shed, both with power and light. Beyond the shed there is an additional storage area with a gate to Trent Lane and this area could be used for additional parking if required. There are borders with mature shrubs and the garden is privately enclosed with fenced boundaries. There is an outside tap and a greenhouse.

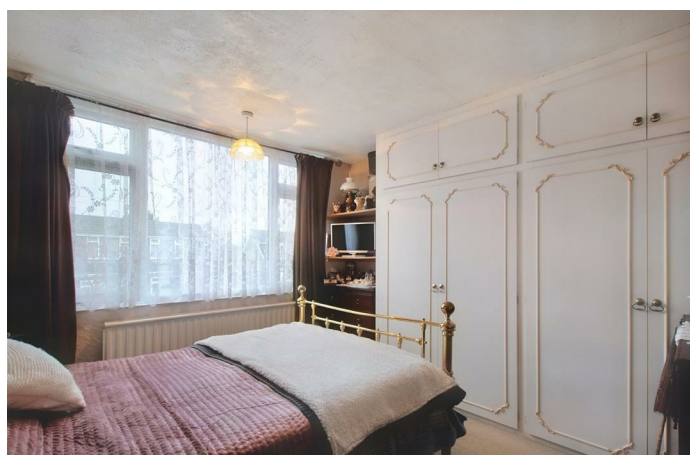
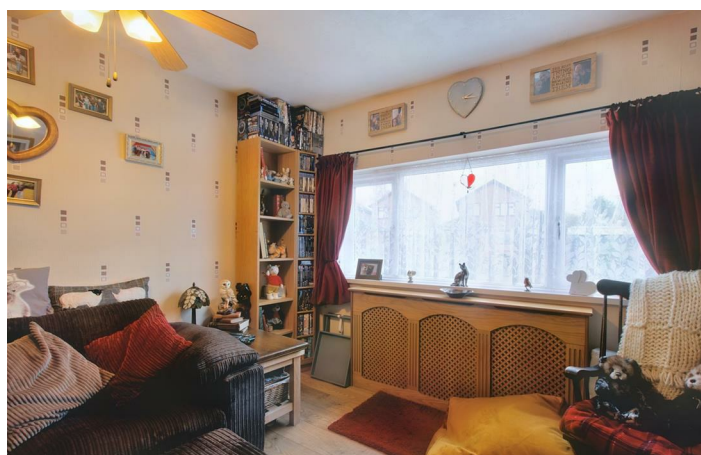
### Directions

Proceed out of Long Eaton along Main Street taking the left turning at the Tappers Harker island into Meadow Road and turning right at the mini roundabout. Proceed down Meadow Road and immediately after crossing the train line take the right hand turning into Trent Lane and branch left into Newbery Avenue where the property can be found on the right hand side.

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### Council Tax

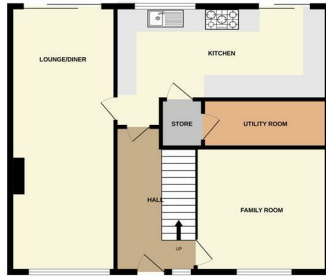
Erewash Borough Council Band B





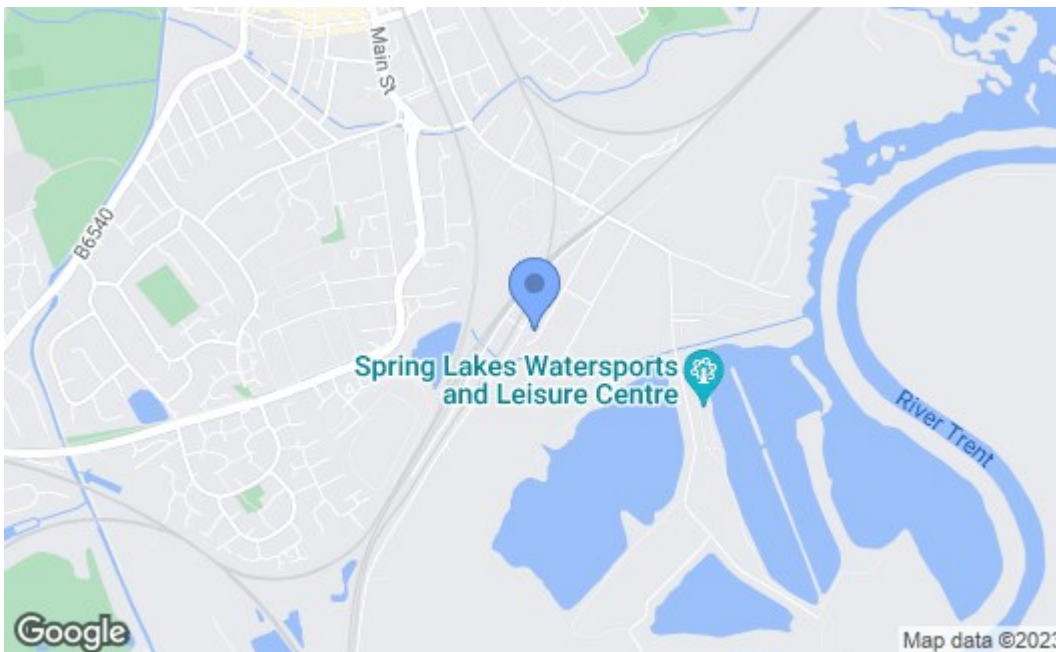
GROUND FLOOR

1ST FLOOR



35 NEWBURY AVENUE, LONG EATON NG10 2FT

Robert Ellis has been made to make the accuracy of the floor plan. Measurements of blocks, fixtures, fittings and appliances are for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and the guarantee will be the responsibility of the manufacturer.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	84

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.