Robert Ellis

look no further...

Charlton Avenue,
Long Eaton, Nottingham
NG10 2BX

£299,950 Freehold

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A TRADITIONAL THREE BEDROOM VICTORIAN SEMI DETACHED HOUSE SITUATED ON THE POPULAR ROAD OF CHARLTON AVENUE.

Robert Ellis are extremely pleased to bring to the market a property that has been well maintained by the current owners and offers stylish modern living. The master bedroom benefits from an en-suite shower room and there is also a ground floor w.c. Boasting many original features and offering lots of character including a Minton tiled floor to the hallway, this property would ideally suit the first time buyer or growing family. Charlton Avenue is a sought after road, being a quiet cul-de-sac, yet within walking distance to local schools and Long Eaton town centre. An internal viewing is highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall with a Minton tiled floor and balustrade staircase, lounge with a bay window to the front, separate dining room, breakfast kitchen, conservatory and ground floor w.c. To the first floor there are three bedrooms, the master benefiting from an en-suite shower room and the family bathroom. The property is set back from the road and side access leads to the privately enclosed and low maintenance rear garden.

The property is only a few minutes drive from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as well known local pubs, restaurants and the Clifford Gym, with further retail outlets being found at the Chilwell Retail Park where there is an M&S food store, Next and a TK Maxx, there are excellent local schools within walking distance of the property, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system which terminates in nearby Toton, stations at Beeston, Attenborough, 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
Composite front entrance door, Minton tiled floor, balustrade staircase with stairs to the first floor landing, large understairs storage cupboard, coving to the ceiling and door to:

Lounge
11'2 x 14'5 approx (3.40m x 4.39m approx)
UPVC double glazed bay window to the front with internal shutters, coving to the ceiling, picture rail, laminate floor, two storage cupboards, TV point, radiator, feature fireplace incorporating a stone surround and hearth with stainless steel cast iron and marble hearth with Living Flame gas fire.

Dining Room
14'1 x 11'3 approx (4.29m x 3.43m approx)
UPVC double glazed window to the rear, laminate flooring, two UPVC double glazed windows to the rear, radiator and feature cast iron fireplace incorporating a marble hearth. Door to:

Kitchen
14'6 x 7'1 approx (4.42m x 2.16m approx)
Matching wall, base and drawer units incorporating quartz work surface over, 1½ bowl stainless steel sink and drainer with modern swan neck mixer tap over, integrated Neff oven with integral CDA microwave above and four ring Neff induction hob with built-in stainless steel extractor hood over, built-in fridge and separate freezer, integrated dishwasher, plumbing for an automatic washing machine, coving to the ceiling, spotlights, UPVC double glazed window to the side, tiled floor, recessed spotlights, cupboard housing the gas central heating boiler and door to:

Conservatory
11'9 x 8'5 approx (3.58m x 2.57m approx)
UPVC double glazed windows and patio doors to the rear, tiled floor and power points.

Ground Floor w.c.
Low flush w.c., wash hand basin, tiled floor, radiator and UPVC double glazed window to the side.

First Floor Landing
There are two loft hatches, both with pull down ladders with the loft being boarded and having a light, doors to:

Bedroom 1
11'3 x 13'1 approx (3.43m x 3.99m approx)
UPVC double glazed window to the front, radiator, spotlights and door to:

En-suite
Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin, tiled floor, access to original storage cupboard, extractor fan and recessed spotlights.

Bedroom 2
14' x 8'6 approx (4.27m x 2.59m approx)
Overstairs storage cupboard, wood panelled wall, radiator, UPVC double glazed window to the rear.

Bedroom 3
7'2 x 7'9 approx (2.18m x 2.36m approx)
UPVC double glazed window to the rear and a radiator.

Bathroom
9'8 x 4'3 approx (2.95m x 1.30m approx)
Corner bath with taps and shower over, vanity unit with w.c. and wash hand basin, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the side, extractor fan, spotlights, shaver point, chrome heated towel rail.

Outside
The property is set back from the road having a small walled garden with gravelled borders and a path leading down the side to the entrance door and a gate leads to the rear garden. To the rear there is a paved patio area, shaped circular lawn, fence and brick wall to the boundaries, an outside tap and all privately enclosed.

Directions
Proceed out of Long Eaton along Nottingham Road and Charlton Avenue can be found as a turning on the left hand side.
7331AMEC

Council Tax
Erewash Borough Council Band B

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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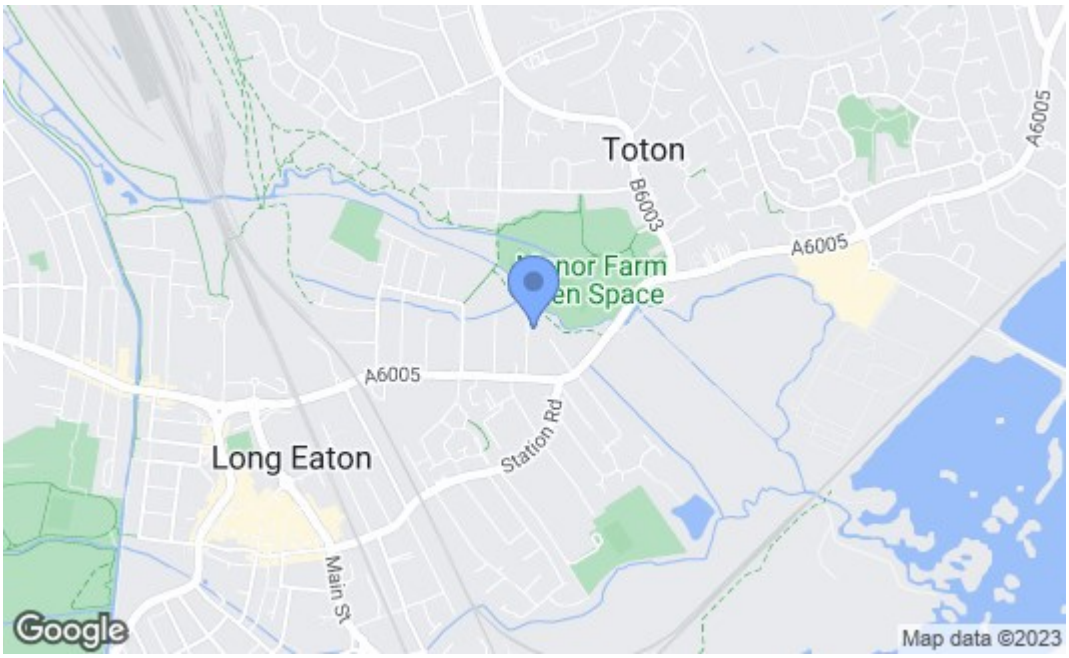

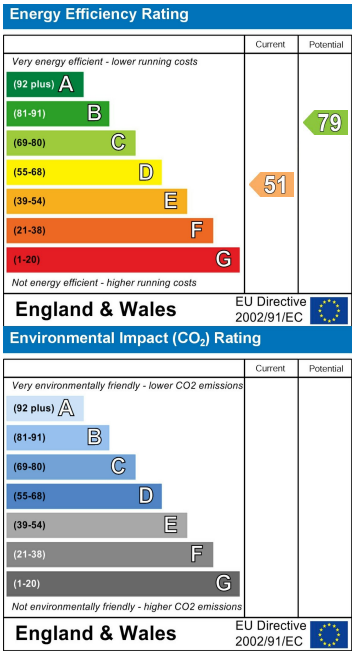

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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