Robert Ellis

look no further...

Cedar Avenue,
Long Eaton, Nottingham
NG10 3JQ

Guide Price £235,000
Freehold

0115 946 1818

/robertellisestateagent @robertellisea

BEING SITUATED ON THIS MOST SOUGHT AFTER ROAD ON THE OUTSKIRTS OF LONG EATON, THIS THREE BEDROOM SEMI DETACHED PROPERTY OFFERS IMMACULATELY MAINTAINED ACCOMMODATION AND A LOVELY GARDEN TO THE REAR.

Being positioned on Cedar Avenue, a quiet cul-de-sac just off Tamworth Road, this traditional semi detached home provides light and airy accommodation which we are sure will appeal to a whole range of buyers, from those purchasing their first property through to people who might be downsizing from a larger home. Over recent years the property has had both the dining kitchen and bathroom upgraded and for all that is included in this beautiful home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is well placed for a local Sainsbury's convenience store found at the end of the road and to the many other amenities and facilities offered by the area, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from Cedar Avenue with a pebbled parking area for two vehicles at the front and is constructed of brick to the external elevations, the front being rendered, all under a pitched tiled roof. The well proportioned and tastefully decorated accommodation derives all the benefits of gas central heating and double glazing and includes a reception hall which leads to the lounge and the recently re-fitted dining kitchen which has white gloss finished handle-less wall and base units and several integrated appliances and off the kitchen there is a most useful breakfast area which has double opening French doors leading to the conservatory which in turn provides a lovely area to sit and connects the main living space to the rear garden. There is also a luxurious fully tiled bathroom which has a white suite complete with a mains flow shower over the bath position and to the first floor the spacious and light landing leads to the three bedrooms, all of which are of a good size and like the rest of the house are tastefully finished with the main bedroom having views over the rear garden. At the front of the house there is off the road parking for two vehicles and a path leading down the right hand side to the main entrance door and a gate to the rear garden which is a good size and has fencing and hedges to the boundaries and provides several places to sit and enjoy outside living.

As well as the local Sainsbury's convenience store there are Asda and Tesco superstores along with many other retail outlets found in Long Eaton town centre, excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links with the Long Eaton station being only a few minutes walk away, East Midlands Airport, junctions 24 and 25 of the M1 and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Wood panelled front door with inset arched glazed panel, stairs to first floor, radiator and quality laminate flooring.

Lounge/Sitting Room
15' x 11'10 reducing to 8' plus bay approx (4.57m x 3.61m reducing to 2.44m plus bay approx)
Double glazed bay window to the front, radiator and cornice to the wall and ceiling.

Dining Kitchen
14' x 9' approx (4.27m x 2.74m approx)
The kitchen has been re-fitted over the past couple of years and has white gloss finished units with wood grain work surfaces and includes a sink with a mixer tap and four ring gas hob set in a work surface which extends to two sides and has ranges of cupboards, integrated dishwasher, cupboard with bin, drawers below, integrated upright fridge and freezer, pull out racked storage system, glazed back panel and hood to the cooking area, integrated microwave, eye level oven and eye level cupboards with lighting under, vertical feature radiator, double glazed window to the rear and step leading to:

Breakfast Area
7' x 5'10 approx (2.13m x 1.78m approx)
The breakfast area has a fitted breakfast bar with a cupboard beneath which houses the electricity meter, built-in cupboard with plumbing and space for an automatic washing machine and housing the gas boiler and double opening glazed French doors with matching windows to the side leading into:

Conservatory
11' x 10' approx (3.35m x 3.05m approx)
Double glazed double opening French doors leading out to the rear garden with double glazed windows to the sides, polycarbonate roof and radiator.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with mixer tap and overhead mains flow shower system with protective screen, pedestal wash hand basin with mixer tap and low flush w.c., tiled flooring, chrome heated ladder towel radiator, opaque double glazed window and recessed spotlights to the ceiling.

First Floor Landing
Window overlooking the rear garden and balustrade continuing from the stairs onto the landing.

Bedroom 1
11' x 9' approx (3.35m x 2.74m approx)
Double glazed window to the rear with views over the rear garden and radiator.

Bedroom 2
11'10 x 7' approx (3.61m x 2.13m approx)
Double glazed window to the front and radiator.

Bedroom 3
8'10 x 7' approx (2.69m x 2.13m approx)
Double glazed window to the front and radiator.

Outside
At the front of the property there is a pebbled area which provides off the road parking for two vehicles and there is a path leading down the right hand side of the property to the main entrance door and through a gate to the rear garden. At the rear of the property there is a patio and a pebbled area with a path leading to the bottom of the lawned garden. At the bottom of the garden there is a further pebbled seating area where there is also a wooden storage shed which will be left when the property is sold and there is fencing to the side boundaries and hedging to the rear boundary. There is an outside water supply and power points provided.

Directions
Proceed out of Long Eaton along Tamworth Road continuing over the canal bridge and Cedar Avenue can be found as a turning on the left with the property being found on the left.
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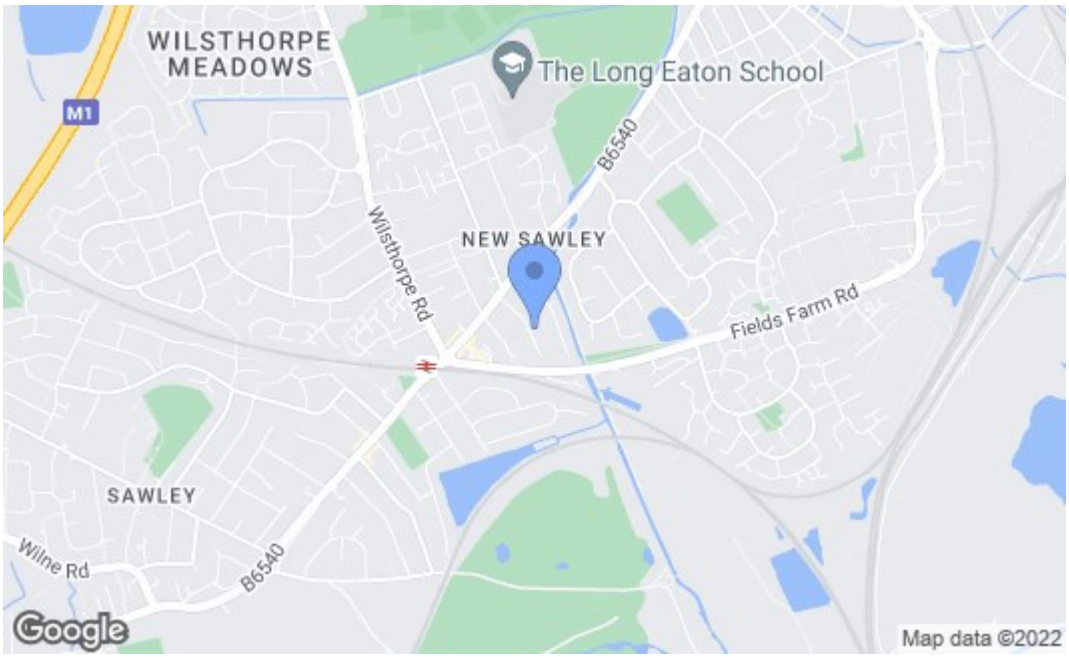

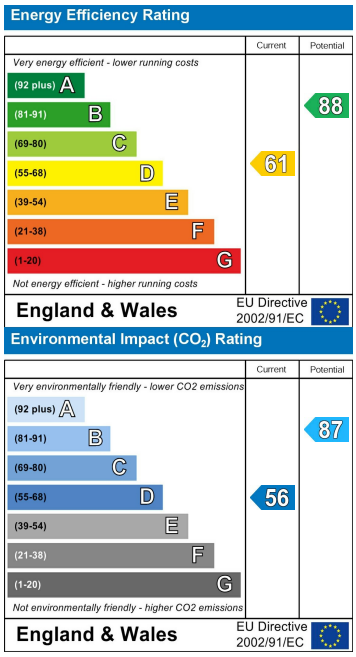

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818