Robert Ellis

look no further...

Hawthorne Avenue,
Long Eaton, Nottingham
NG10 3NG

£169,950 Freehold

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AN IMMACULATE TWO DOUBLE BEDROOM COACH HOUSE BEING SOLD WITH A GARAGE.

Robert Ellis are delighted to bring to the market a property that has been very well maintained by the current owner and is ready to move into. The property was built in 2010 and in the last few years the en-suite to the master bedroom has been upgraded and the kitchen has also been replaced for a very modern look with built-in appliances and a breakfast bar. The light and airy property is within walking distance of Long Eaton train station and comes with its own allocated parking and garage. A viewing is a must to fully appreciate everything this property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall with stairs leading to the first floor, inner hall with doors to the open plan living/kitchen having windows to the front and rear offering lots of light, from the hallway there are two double bedrooms, the master bedroom with an en-suite shower room and a separate family bathroom. There is ample storage with this property having a large storage cupboard from the hallway. Outside to the front of the property there is allocated parking leading to the garage with an up and over door, light and power.

The coach house is literally only a few minutes drive away from the Asda and Tesco stores and many other retail outlets found in Long Eaton town centre with there being a Sainsbury's convenience store on Tamworth Road, if required there are excellent schools for all ages within walking distance, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields which can be accessed from the top of Hawthorne Avenue and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport with the Skylink bus providing an easy way to get to the airport which avoids expensive parking, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor with access to the loft an a storage cupboard. Door to:

Lounge/Kitchen
17'4 x 16'9 approx (5.28m x 5.11m approx)

Lounge
Two UPVC double glazed windows to the front, TV and internet point, radiator.

Kitchen
Wall, base and drawer units with work surface over having a black rim, sink and drainer with swan neck mixer tap over, integrated eye level oven and microwave, induction hob with extractor hood over, splashbacks, breakfast bar, integrated fridge and separate freezer, plumbing for automatic washing machine, laminate floor, two UPVC double glazed windows to the rear and cupboard housing the gas central heating boiler.

Bedroom 1
12'8 x 10'1 approx (3.86m x 3.07m approx)
UPVC double glazed window to the rear, TV point, radiator and door to:

En-Suite
Walk-in shower cubicle with shower from the mains having a waterfall shower head and hand held shower, low flush w.c., wash hand basin, tiled walls and splashbacks, tiled floor, radiator, spotlights, extractor fan, shaver point and UPVC double glazed window to the front.

Bedroom 2
8'6 x 8'2 approx (2.59m x 2.49m approx)
UPVC double glazed window to the front, door to overstairs storage cupboard, currently used as a wardrobe, and radiator.

Bathroom
A white suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., tiled walls an splashbacks, radiator, extractor fan, shaver point and UPVC double glazed window to the rear.

Outside
To the front of the property there is allocated parking leading to a garage which has an up and over door, light and power.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and the property can be found some way down on the left hand side.
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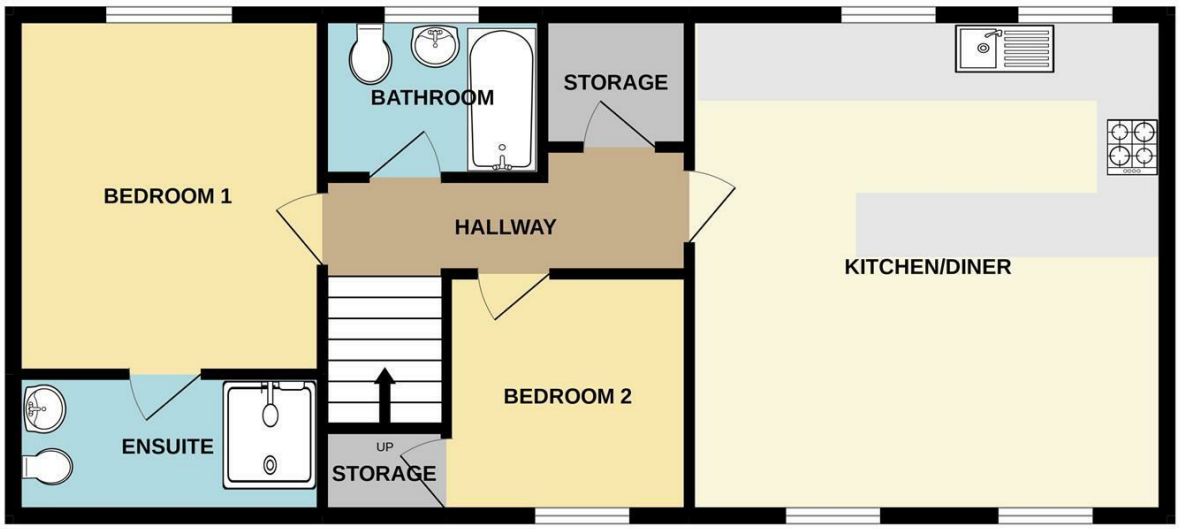
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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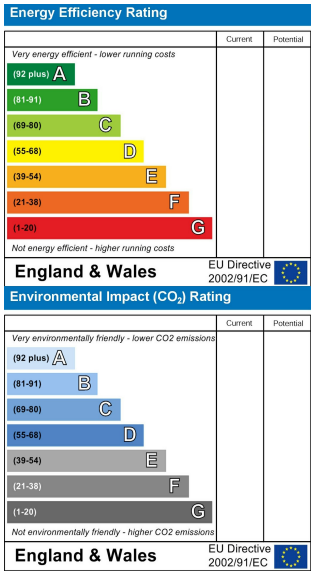

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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