Robert Ellis

*look no further...*

Rugeley Avenue,
Long Eaton, Nottingham
NG10 2EU

**£339,995 Freehold**

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THIS IS ONE OF THE MOST HIGHLY APPOINTED PROPERTIES WE HAVE PLACED ON THE MARKET OVER RECENT MONTHS AND WE ARE SURE WILL SUIT THE REQUIREMENTS OF MANY BUYERS LOOKING TO PURCHASE A PROPERTY IN THE LONG EATON AREA.

Situated on a corner plot, this extended, immaculately finished property needs to be viewed by interested parties so the full extent and quality of the accommodation, along with its private rear garden, can be appreciated. The property has been refurbished by the current owners and includes a recently fitted dining/living kitchen, a refitted bathroom, a new en-suite and a feature front garden. It is double-glazed and centrally-heated throughout. The property is well-placed for easy access to the centre of Long Eaton and therefore the area's many amenities and facilities, which include parkland and nature reserves within easy walking distance.

The original property was built by Westerman Homes as part of a small, quiet estate, and was extended just over 10 years ago, nearly doubling the size of the accommodation provided. On entry, the reception hall leads to the stairs and to the impressive living/dining kitchen which features white gloss, handleless base and wall units; there are a number of fully integrated appliances. To the rear of this large open-plan space, there is a dining area, and double-opening French doors leading into the rear garden. There are also internal glazed doors through to the spacious lounge which has a bay window to the front, a feature fireplace with a modern gas fire, and French doors also leading out to the garden.

To the first floor the landing leads to three bedrooms. The main bedroom features built-in wardrobes and a new en-suite shower room; bedroom 2 offers good space; and bedroom 3 is currently used as a study. The main family bathroom includes a contemporary claw foot style bath and separate shower.

Outside, to the left of the property, there is an integral garage with a resin drive. The feature front garden includes resin pathways, lawn and planted pebbled beds. To the right of the house, a wrought iron gate leads to a wide resin path into the rear garden. This is a private garden with several places to sit and enjoy outside living; it includes patio, lawn and planted areas. There is also a multi-use summerhouse with a power supply. The garden is fenced on 2 sides, with a wall and mixed hedge on the 3rd.

The property is within easy reach of a nursery and primary and secondary schools, healthcare, sports and fitness facilities (including good parks and walking areas), supermarkets and corner shops, and restaurants and pub. Long Eaton offers good transport links: these include access to the M1 and A50, and the A52 towards Derby or Nottingham; Long Eaton railway station provides trains to London, Birmingham, Sheffield and Matlock; East Midlands Parkway railway station and East Midlands Airport are also both nearby.

Stylish composite front door with ornate stained-glass leaded panes and opaque double-glazed side panel leading to:

## Reception Hall
Stairs with hand rail leading to the first floor, radiator, dado rail to the walls, glazed door into the living/dining kitchen and LVT style flooring.

## Lounge/Sitting Room
19'5 plus bay x 12'10 approx (5.92m plus bay x 3.91m approx)
Double-glazed bay window to the front and double opening double-glazed French doors leading out to the private rear garden, feature coal effect gas fire set in a surround with inset and hearth, cornice to the wall and ceiling, TV point and radiator.

## Dining/Living Kitchen
23'4 reducing to 12' x 13'3 reducing to 9'6 approx (7.11m reducing to 3.66m x 4.04m reducing to 2.90m )
The exclusively fitted kitchen has white gloss handle-less units and quartz work surfaces with LED lighting under the work surfaces and includes a 1½ bowl sink with a feature copper tap and a five-ring induction hob (with hood above) set in a quartz work surface which extends to three sides and includes a breakfast/eating area. Beneath the work surface areas there is a washing machine and a dishwasher, both fully integrated, four large drawers and cupboards, matching eye-level wall cupboards with LED lighting below area. There is a Neff oven tower, housing a 'hide and slide' oven and a combination oven and microwave with cupboards above and below, and an integrated upright fridge and freezer tower. There are double-glazed windows to the front and double-glazed, double-opening French doors leading out to the rear garden, with a further double-glazed window to the rear, LVT flooring, a feature vertical radiator and double-opening doors with inset glazed panels and a matching side panel leading to the lounge/sitting room.

## First Floor Landing
Hatch to loft, dado rail to the walls and airing/storage cupboard which houses the boiler and hot water tank.

## Bedroom 1
15'2 x 12'9 approx (4.62m x 3.89m approx)
Double-glazed window to the front, two ranges of full height built-in wardrobes with two matching bedside drawer units, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

## En-Suite
10'3 x 3'11 approx (3.12m x 1.19m approx)
The en-suite to Bedroom 1 has a large walk-in shower with a mixer shower system including a hand-held shower and rain water shower head, tiling to three walls and a sliding glazed door with a glazed screen, low flush w.c. with a concealed cistern and sink with mixer tap and surfaces to either side with cupboards below, chrome heated towel radiator, half-tiled, walls opaque double-glazed window with a tiled sill, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2
13'4 reducing to 10'2 x 11'8 approx (4.06m reducing to 3.10m x 3.56m approx)
Two double-glazed windows to the front, two radiators and cornice to the wall and ceiling.

## Bedroom 3
10'6 x 6'8 approx (3.20m x 2.03m approx)
Double glazed window to the rear, radiator and LVT style flooring.

## Bathroom
9'5 x 7'7 approx (2.87m x 2.31m approx)
The main bathroom is fully tiled and has a contemporary claw foot bath with a mixer tap, low flush w.c., separate mains-fed shower with curved doors, protective screens and tiling to two walls, pedestal wash hand basin with mixer tap and a shelf and mirror above, recessed lighting to the ceiling, chrome heated ladder towel radiator and opaque double-glazed window with a tiled sill.

## Outside
The front garden has been landscaped and has block-edged resin paths leading to the front door and to the right, where there is a wrought iron gate leading to a wide resin path which runs down the side of the property and provides an area for bin and general storage. There are lawned areas and pebbled planted beds at the front of the house and an outside water supply and lighting are provided.

At the rear of the property there is a slabbed patio and a slightly raised seating area, a lawn with a pebbled bed to one side and planted borders to the other three sides, with a wall and hedging to the right-hand boundary and fencing to the left-hand side and rear boundaries. There is a summerhouse with a slabbed seating area at the front positioned in the bottom right-hand corner of the garden and outside lighting is provided.

## Garage
16' x 8' approx (4.88m x 2.44m approx)
There is an integral garage positioned to the left of the property which is held leasehold with a block-edged resin drive at the front.

## Directions
Proceed out of Long Eaton along Waverley Street, becoming Main Street and turn left into Station Road. Continue over the railway line for a short distance taking the right hand turning into Stafford Street. At the end of Stafford Street turn right into Cannock Way and first right into Rugeley Avenue.
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GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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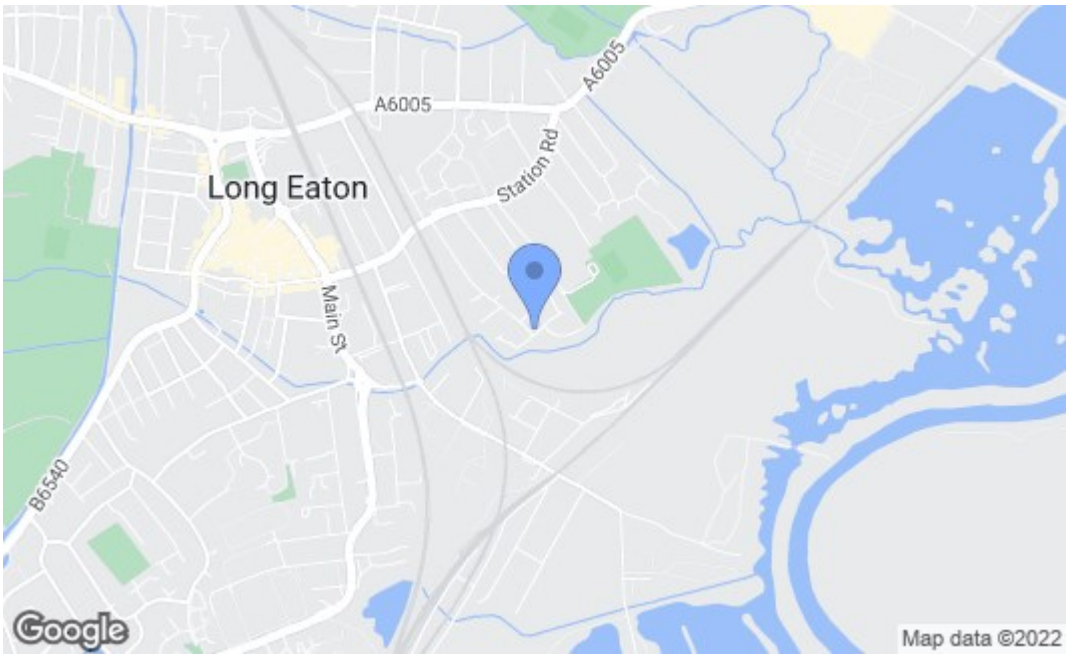


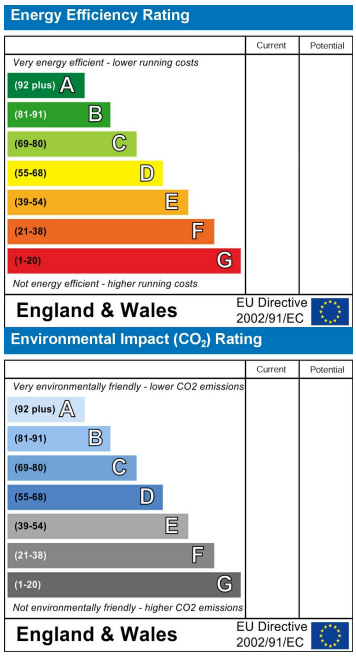


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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