Robert Ellis

look no further...

Carrfield Avenue,
Long Eaton, Nottingham
NG10 2BW

O/I/R £280,000 Freehold

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A LARGE SPACIOUS PERIOD PROPERTY OFFERING GREAT POTENTIAL AND THE OPPORTUNITY TO CREATE YOUR DREAM HOME IN A GREAT LOCATION.

Robert Ellis are excited to bring to the market this substantial bay fronted period property that is located on Carrfield Avenue. The avenue is tree lined with period properties and benefits from being a no through road and is therefore a sought after location with prospective buyers. There is an entrance porch that leads to the inner hallway with a feature archway, stairs rising to the first floor and doors leading to the two reception rooms. The living room has high ceilings which is a great feature throughout this lovely home, there is a walk-in bay window to the front elevation, the dining room is a good size and has a window overlooking the rear garden and a door opening into the breakfast kitchen. The spacious kitchen is light and airy with windows and a fully glazed door overlooking the rear garden.

The first floor landing provides access to the three bedrooms and wet room. The master bedroom is extremely spacious and has two windows to the front and is another key feature. There is a low maintenance garden to the front with a path leading to the rear garden and the large rear garden is impressive and has been landscaped and includes well stocked raised beds and various seating areas and an outside w.c.. This an impressive period property in a great location, viewings are highly recommended.

The property is within walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC panel and double glazed door with a half moon double glazed panel above, original door leading to:

Hallway
Wood effect laminate flooring, coving, feature arch, stairs to the first floor, doors to:

Living Room
11'7" into recess x 15'2" into bay approx (3.55m into recess x 4.63m into bay approx)
UPVC double glazed bay window to the front, coving, picture rail, radiator, wood effect laminate flooring.

Dining Room
12'0" into recess x 14'1" approx (3.66m into recess x 4.3m approx)
Obscure UPVC double glazed window to the side, UPVC double glazed window to the rear, coving, radiator, wood effect laminate flooring, half timber and half glazed door leading into:

Breakfast Kitchen
11'1" x 10'6" plus 5'8" x 7'0" approx (3.39m x 3.21m plus 1.74m x 2.14m approx)
UPVC double glazed panel to the side, UPVC double glazed window to the side, double glazed stable door, base and drawer units with marble effect laminate work surface over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, space for a gas cooker, stainless steel splashback, plumbing and space for a washing machine, radiator, wall mounted shelves, tiled walls, vinyl flooring. In the continuation of the kitchen there is tiled flooring and space for a tall fridge freezer. Understairs storage cupboard with a light, shelving and tiled floor and housing the electric consumer unit.

First Floor Landing
Coving, wood effect laminate flooring, storage cupboard and doors to:

Bedroom 1
15'5" into recess x 12'8" approx (4.70m into recess x 3.88m approx)
Two UPVC double glazed windows to the front, fitted furniture comprising of two wardrobes into the chimney recess with hanging rails,, cupboard with shelves, wood effect laminate flooring and a radiator.

Bedroom 2
14'1" x 9'6" approx (4.3m x 2.91m approx)
UPVC double glazed window to the rear, radiator, wood effect laminate flooring.

Bedroom 3
10'7" into recess x 9'11" approx (3.24m into recess x 3.04m approx)
UPVC double glazed window to the rear, radiator, cupboard housing the wall mounted Baxi boiler and wood effect laminate flooring.

Wet Room
7'7" x 6'0" approx (2.31m x 1.83m approx)
Obscure UPVC double glazed window to the side, two piece suite comprising of a low flush w.c. and pedestal wash hand basin with chrome mixer tap, fully tiled walls, chrome heated towel rail, mains fed shower, wall mounted extractor fan and loft access hatch.

Outside
There is a small garden to the front which is low maintenance, pebbled area with block paved path leading to the front door and block paving to the side leading to the rear garden.

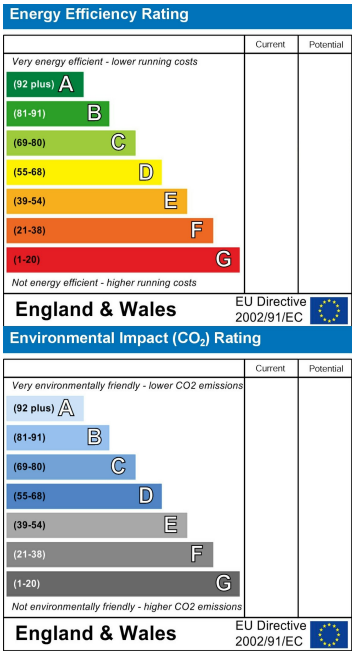
The rear garden is of a good size, approx. 98ft (30m) in length and is low maintenance being majority block paved, feature raised beds which are well stocked with mature shrubs and rose bushes, paved patio seating areas, timber storage shed, outside w.c., gate to the front of the property and timber fencing to the boundaries.

Outside w.c.
With a high flush w.c.

Directions
Proceed out of Long Eaton along Nottingham Road and turn left into Carrfield Avenue and the property can be found on the left hand side
8942AMMH

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 43mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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