Robert Ellis

look no further...

Elm Avenue,
Long Eaton, Nottingham
NG10 4LR

Price Guide £300-325,000

Freehold

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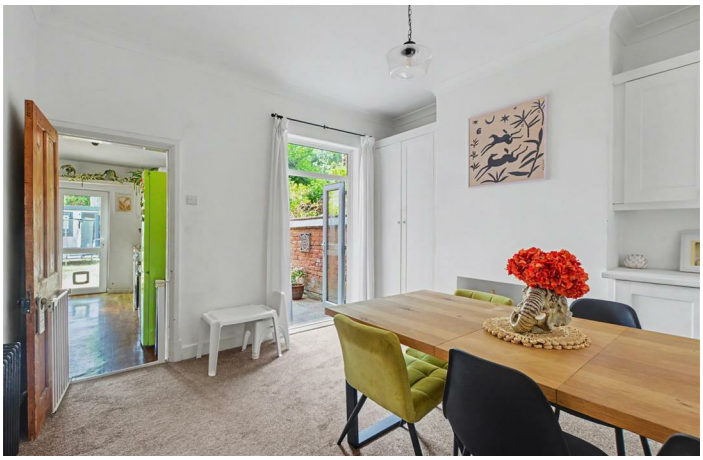
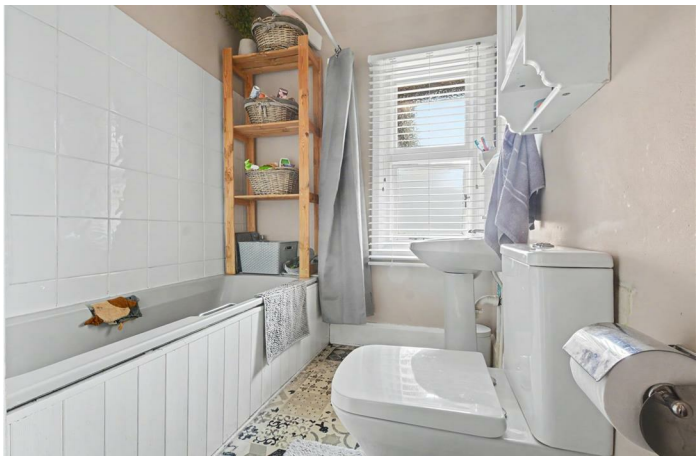
A SEMI DETACHED HOME LOCATED ON A QUIET CUL DE SAC CENTRAL TO LONG EATON AND CONVENIENTLY LOCATED TO ALL AMENITIES.

There is an open porch providing access to the property, this is a particularly nice feature along with the high ceilings and original internal doors which will appeal to buyers seeking a character property with period features.

The entrance hallway benefits from Minton style floor tiles, door access to the two receptions and stairs rising to the first floor. The living room and dining room are both good sizes, the living room has stripped wooden floor boards and bay window to the front. The dining room has French doors leading to the rear garden and access to the kitchen. There are three bedrooms and a family bathroom to the first floor. The rear garden offers a peaceful setting, giving a more rural feel to this well connected spot, is fully enclosed and offers excellent privacy. There is a garden room which is currently being used as a home office.

The property is within walking distance of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre where there are also pubs and restaurants, there are healthcare and other sports facilities within easy reach which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages and transport links include bus routes to both Nottingham and Derby which are a short walk away, J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Open Veranda
Feature open porch, composite front entrance door with decorative obscure light panel within opening to:

Entrance Hallway
Feature Minton style tiles, stairs to the first floor, original timber framed, single glazed window to the side, cast iron style radiator and original oak doors with furniture throughout.

Living Room
11'9" x 14'9" into bay approx (3.6m x 4.5m into bay approx)
Timbre framed double glazed bay window to the front, coving, stripped wooden floorboards, casts iron style radiator, decorative wooden Adam style surround with tiled insert and hearth.

Dining Room
11'11" x 12'3" approx (3.64m x 3.74m approx)
UPVC double glazed French doors to the rear, cast iron style radiator, coving, storage cupboards into the chimney recesses, door to:

Kitchen
7'10" x 13'3" approx (2.4m x 4.06m approx)
UPVC double glazed windows to both sides, UPVC glazed door to the rear with a glazed light panel to the side, Shaker style wall, drawer and base units with a wood effect laminate work surface, composite 1½ bowl sink and drainer with chrome mixer tap, tiled splashback, Bosch single electric oven, Neff four ring gas burner with extractor over, plumbing and space for a washing machine and dishwasher, space for a tall fridge freezer, vertical feature radiator. Understairs storage cupboard with a light and housing the electric consumer unit.

First Floor Landing
Obscure UPVC double glazed window to the side, loft access hatch and oak wooden doors to:

Bedroom 1
12'0" x 10'9" approx (3.66m x 3.3m approx)
Timber framed double glazed window to the front, cast iron style radiator, storage cupboard/wardrobes into the chimney recesses.

Bedroom 2
11'11" x 8'11" approx (3.65m x 2.73m approx)
UPVC double glazed window to the rear, radiator, storage cupboard/wardrobe with hanging rail and shelves.

Bedroom 3
7'10" x 13'4" approx (2.4m x 4.07m approx)
UPVC double glazed window to the rear, coving, radiator.

Bathroom
5'11" x 8'9" max (1.81m x 2.67m max)
Obscure double glazed window to the front, ceiling spotlights, three piece suite comprising of a pedestal wash hand basin, low flush w.c., bath with electric shower over, tiled splashback, radiator, vinyl flooring, wall mounted combi boiler.

Outside
To the front there is a lawned garden, hedge to the border, pathway and a metal gate to the rear, external lighting.

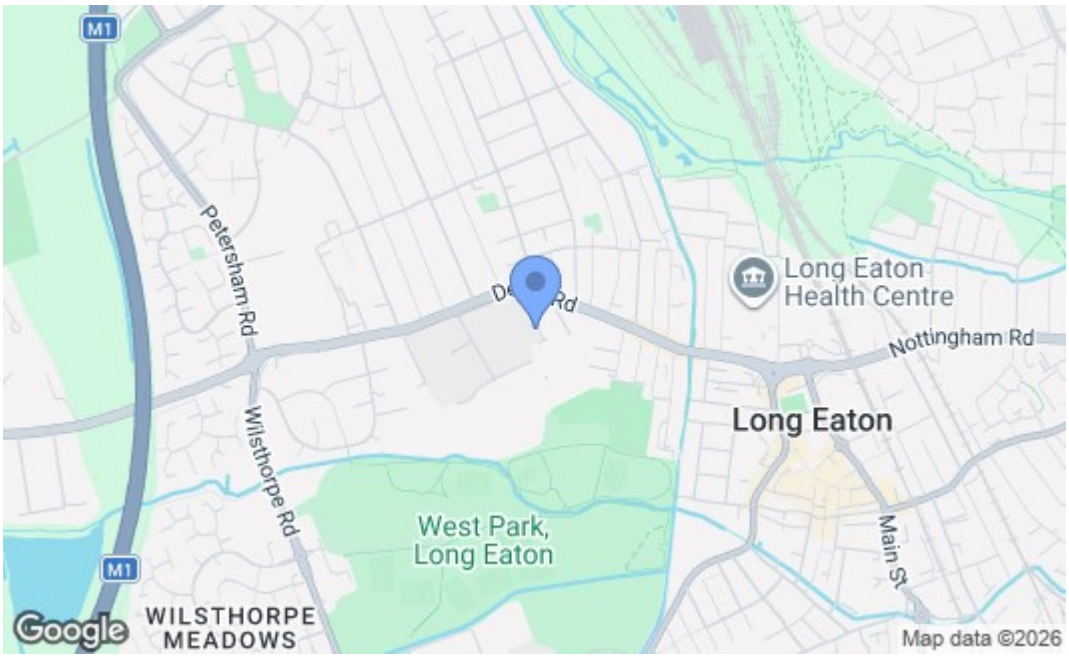
The rear garden is south-west facing, there is a central lawned area, concrete hardstanding providing a seating area, wooden fence to the boundary, timber storage shed, brick built store with a pitched roof, external lighting and tap, well established mature borders with plants, bushes and shrubs.

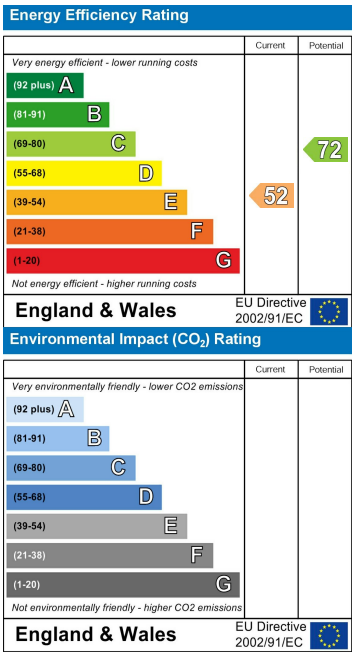
Garden Room/Office
10'9" x 7'0" approx (3.3m x 2.14m approx)
UPVC double glazed windows and sliding door, composite cladding to the outside sat upon a concrete base, power and light, CAT 5 E, external lighting, grey wood effect laminate flooring and panelled walls. The garden room was installed in 2024.

Directions
Proceed out of Long Eaton along Derby Road and Elm Avenue can be found as a turning on the left.
9467MH

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 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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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