Robert Ellis

*look no further...*

Helvellyn Way,
Long Eaton, Nottingham
NG10 4PX

**£199,950 Freehold**

0115 946 1818

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A TWO BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC IN LONG EATON.

Robert Ellis are delighted to bring to the market a spacious two bedroom semi detached property in an immaculate condition and would ideally suit the first time buyer, growing family or a buy to let investor. The property is conveniently located close to local amenities and facilities and to J25 of the M1. The property sits on a good size plot having a large garden to the front, off road parking for two cars and a good size garden to the rear. To fully appreciate all this property has to offer, a viewing is a must.

The property benefits from gas central heating and double glazing and sitting on a good size plot, we believe it has the scope and potential to extend to the side, subject to the necessary permissions. In brief the accommodation comprises of an entrance porch, lounge, breakfast kitchen and conservatory. To the first floor there are two double bedrooms and a bathroom. As previously mentioned, there is a large garden to the front with off road parking for two cars and a good size landscaped garden to the rear and side.

Being situated on the edge of Long Eaton, the property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station and the A52 to Nottingham and Derby.

Entrance Porch
UPVC double glazed front entrance door, laminate floor and door to:

Lounge
13'7 x 12'7 approx (4.14m x 3.84m approx)
UPVC double glazed window to the front, laminate flooring, door to understairs storage cupboard, stairs to the first floor, radiator, TV point and door to:

Breakfast Kitchen
12'7 x 9'4 approx (3.84m x 2.84m approx)
Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated double oven, gas hob and extractor hood over, built-in fridge freezer, plumbing for an automatic washing machine, tiled floor, radiator and sliding doors to:

Conservatory
10'8 x 9'4 approx (3.25m x 2.84m approx)
A brick base conservatory having a radiator, tiled floor, UPVC double glazed windows and French doors to the rear garden and power points.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
12'7 x 9'7 approx (3.84m x 2.92m approx)
UPVC double glazed window to the front, overstairs storage, radiator, telephone point.

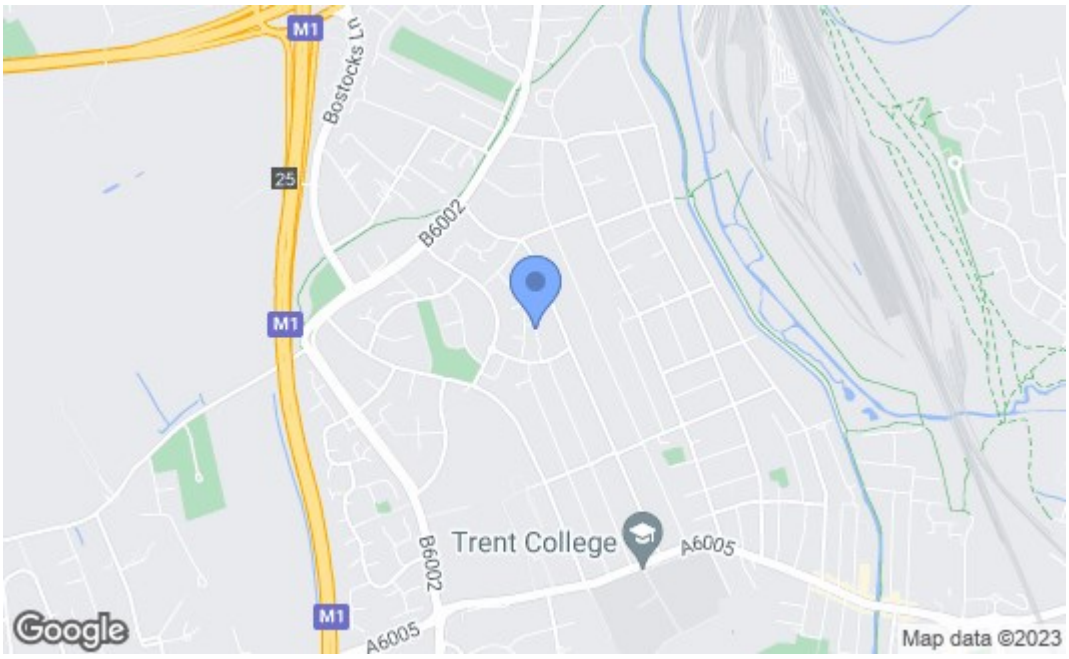
Bedroom 2
12'8 x 9'7 approx (3.86m x 2.92m approx)
UPVC double glazed window to the rear and a radiator.

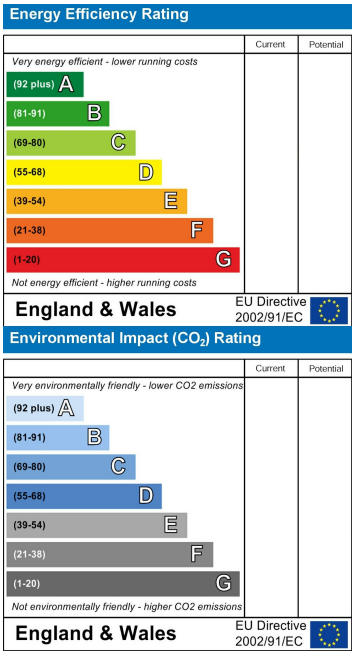
Bathroom
A white three piece suite comprising of a P shaped bath with electric shower over, vanity wash hand basin with storage under, low flush w.c., tiled floor with under floor heating, UPVC double glazed window to the side, extractor fan and chrome heated towel rail.

Outside
At the front of the property there is off road parking for two cars and a good size astroturf garden with an established bed along the side. There is a fence to the boundary and a gate leading through to the rear garden. At the rear there is a slabbed patio which extends down the side of the house and at the rear an astroturf lawn and flower beds. The garden is kept private by having fencing to three boundaries with conifer trees running along the rear boundary. There is also an outside tap.

Directions
Proceed out of Long Eaton along Derby Road and take the right hand turning into Curzon Street, left into Ennerdale Road and right into Helvellyn Way.
7358AMEC

Council Tax
Erewash Borough Council Band A




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