



Frisby Avenue,  
Long Eaton, Nottingham  
NG10 1FL

**£259,995 Freehold**



THIS IS AN EXTENDED SEMI DETACHED HOME WHICH HAS ALSO HAD THE ORIGINAL GARAGE CONVERTED TO CREATE A LARGE BREAKFAST KITCHEN AT THE FRONT OF THE HOUSE.

Robert Ellis are pleased to be instructed to market this extended property which provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for three bedroom accommodation which is convenient for all the local amenities and facilities provided by Long Eaton and the surrounding area. For the size of the accommodation and privacy of the sunny rear garden to be appreciated, we recommend that people take a full inspection so they can see all that is in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and since being originally constructed has been extended to the rear and had the original integral garage converted into additional living accommodation. The house derives all the benefits from having gas central heating and double glazing and can be either entered through the original front door at the side of the property or the door at the front which takes you into the breakfast kitchen. The accommodation includes a reception hall, lounge with an archway leading to a dining area which has patio doors leading out to the private rear garden. The breakfast kitchen is positioned at the front of the house and this is fitted with wall and base units and has integrated cooking appliances and there is a ground floor w.c. To the first floor the landing leads to the three bedrooms, all of which have ranges of built-in bedroom furniture and the bathroom has a separate walk-in shower and a bath. Outside there is car standing for up to four vehicles at the front, double gates lead to a carport at the side and to the brick built garage which has a most useful utility room at the rear which can be accessed from the main property. At the rear there is a mainly paved rear garden which has been designed to keep maintenance to a minimum and there is a shed, greenhouse and is kept private by having fencing to the three main boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



The original front door is situated at the side of the property and this is a UPVC door with an arched inset panel and an opaque double glazed side panel leading to:

#### Reception Hall

Stairs with hand rail leading to the first floor, radiator with shelf over and doors leading to the lounge and dining kitchen.

#### Lounge

15'6 × 10'4 approx (4.72m × 3.15m approx)

The lounge has a coal effect gas fire set in an Adam style surround with an inset and hearth, two wall lights, two arched display recesses and archway leading to:

#### Dining Area

15'4 × 16'6 approx (4.67m × 5.03m approx)

The dining area has double glazed patio doors with a fitted blind leading out to the rear garden, radiator, two wall lights and an internal door to the garage.

#### Breakfast Kitchen

15' to 5'9 × 10'3 to 8'7 (4.57m to 1.75m × 3.12m to 2.62m)

The breakfast kitchen is positioned to the front of the property and part of this room was the original garage which has been converted into the current dining kitchen. The kitchen has a double drainer stainless steel sink and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers, spaces for a fridge and freezer below, matching eye level wall cupboards and hood to the cooking area, tiling to the walls by the work surface areas, double glazed windows to the front and side, double oven with cupboards above and below, recessed lighting, tiled flooring, from the dining area there is a UPVC door with inset glazed panel leading out to the front where there is an open porch, opaque double glazed window, tiled flooring and there is a double fitted pine cupboard with shelving and a TV point.

#### Ground Floor w.c.

Being fully tiled and having a low flush w.c., wall mounted hand basin, radiator, tiled flooring and double cloaks cupboard.

#### First Floor Landing

The balustrade continues from the landing, hatch to the loft and airing/storage cupboard.

#### Bedroom 1

12' × 9'5 approx (3.66m × 2.87m approx)

Double glazed window to the front, radiator, two double wardrobes with central dressing table having a mirror to the wall, two side lights, drawers below and cupboards over with the wardrobes extending to a second wall and there is a radiator.

#### Bedroom 2

10'9 × 8'6 approx (3.28m × 2.59m approx)

Double glazed window to the rear, radiator, range of built-in wardrobes and cupboards over the bed position.

#### Bedroom 3

6'9 × 6'6 approx (2.06m × 1.98m approx)

Double glazed window to the rear, double built-in wardrobe with a fitted desk which could be removed to create a bed position which will have double cupboards over, fitted desk with shelving to a second wall and a radiator.

#### Bathroom

The bathroom has a three piece suite including a panelled bath with chrome hand rails, large walk-in shower with a Mira electric shower, panelling to two walls, a glazed sliding door and protective screen, low flush w.c. and a hand basin with shelf and mirror to the wall above, radiator, recessed lighting to the ceiling and an opaque double glazed window.

#### Outside

There is a tarmac parking area for up to four vehicles at the front of the property and to the right hand side there is a covered area/car port (14'8 × 9'2) with double gates leading out to the front, a fence to the side boundary and an outside water supply is provided.

The rear garden is mainly slabbed which helps to keep maintenance to a minimum and provides several places to sit and enjoy outside living, there is a raised bed to the left, a shed and greenhouse which will remain at the property when it is sold, there is an outside water supply and lighting and the garden is kept private by having fencing to the three boundaries.

#### Garage

19'3 × 7' approx (5.87m × 2.13m approx)

Having an up and over door to the front, double glazed window to the side, power and lighting is provided, fitted shelving to the walls and storage in the roof and there is a door leading to the utility room.

#### Utility Room

5'7 × 4'9 approx (1.70m × 1.45m approx)

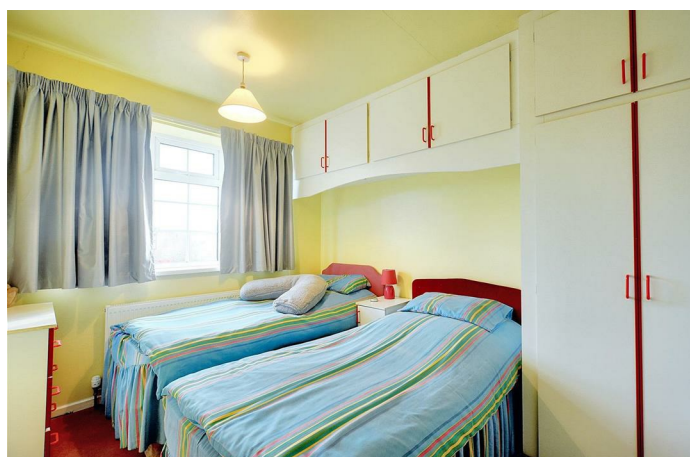
Work surface with space below for an automatic washing machine, two cupboards above, upright shelved storage cupboard, double glazed window, UPVC door with inset glazed panel leading out to the rear garden.

#### Directions

Proceed out of Long Eaton along Waverley Street which then becomes Main Street. At the traffic island turn right into Oakleys Road, left into Leicester Street and left into Frisby Avenue where the property can be found on the right hand side.  
7803AMMP

#### Council Tax

Erewash Borough Council Band B





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.