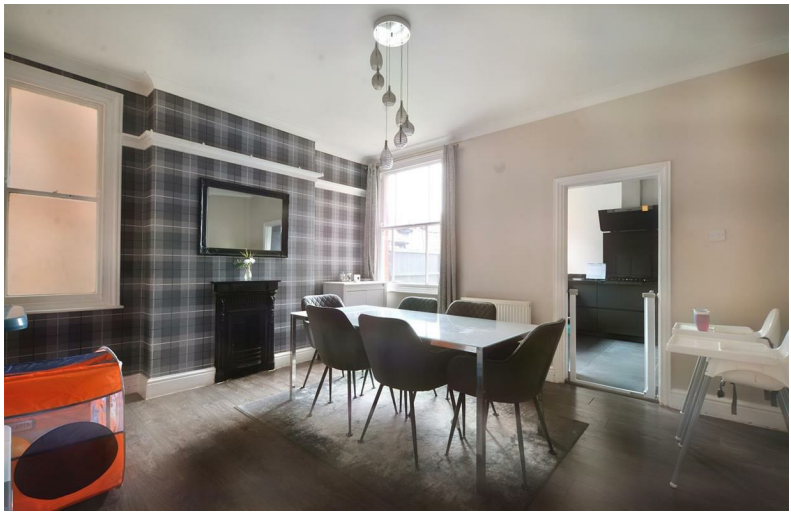
Robert Ellis

look no further...



Granville Avenue,
Long Eaton, Nottingham
NG10 4HD

Price Guide £250-260,000

Freehold

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/robertellisestateagent @robertellisea

A REFURBISHED FOUR BEDROOM DETACHED FAMILY HOME.

It gives Robert Ellis great pleasure to bring to the market a spacious property that really must be viewed to appreciate just how big it is. Since the owner has occupied the property the kitchen has been replaced, a new boiler fitted and the property has also been re-decorated and re-carpeted throughout. The property is situated at the top end of Granville Avenue which is a convenient location being within walking distance of local amenities and facilities and Long Eaton town center. Being sold with the benefit of no upward chain, we recommend all interested parties do take a full inspection so they can see the whole property for themselves.

The property benefits from gas central heating and part double glazing and in brief comprises of an entrance hall, spacious lounge with a log burner, separate dining room, breakfast kitchen and utility accessed from the garden. to the first floor there are two double bedrooms and a larger than average four piece suite family bathroom. To the second floor there are two additional bedrooms. The property is set back from the road with side access leading to the privately enclosed rear garden.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door and door to:

Lounge
14'11 x 14'11 approx (4.55m x 4.55m approx)
Coving to the ceiling, door to understairs storage cupboard, radiator, log burner, UPVC double glazed window to the front and open to:

Dining Room
14'5 x 12'8 approx (4.39m x 3.86m approx)
Three single glazed windows, stairs to the first floor, laminate floor, two radiators, original cast iron fireplace, coving to ceiling, picture rail and door to:

Kitchen
10'7 x 9'4 approx (3.23m x 2.84m approx)
Grey wall, base and drawer units with work surface over, inset 1½ sink and drainer with swan neck mixer tap, splashbacks, built-in fridge and separate freezer, five ring gas hob, extractor hood over, integrated eye level oven, UPVC double glazed window, composite rear exit door and tiled floor.

Utility Room
Accessed from outside, space and plumbing for a washing machine and tumble dryer, tiled floor, UPVC window and door to the rear.

First Floor Landing
Radiator, stairs to the second floor and doors to:

Bedroom 1
14'4 x 14'4 approx (4.37m x 4.37m approx)
UPVC double glazed bay window to the front, radiator, coving to ceiling, picture rail, original cast iron fireplace, door to overstairs storage cupboard.

Bedroom 2
11'4 x 9'8 approx (3.45m x 2.95m approx)
Single glazed window to the rear, radiator, original cast iron fireplace and door to understairs storage cupboard.

Bathroom
11'9 x 9'7 approx (3.58m x 2.92m approx)
A four piece suite comprising of a double walk-in shower cubicle with shower from the mains and frosted glass screens, stained glass window, tiled walls and splashbacks, free standing roll top bath with hand held shower head, exposed floorboards, pedestal wash hand basin, low flush w.c., two UPVC double glazed windows to the rear, spotlights, exposed brick chimney breast, airing/storage cupboard housing the gas central heating boiler.

Second Floor Landing
With doors to:

Bedroom 3
17'3 x 8'5 approx (5.26m x 2.57m approx)
UPVC double glazed window to the front, radiator.

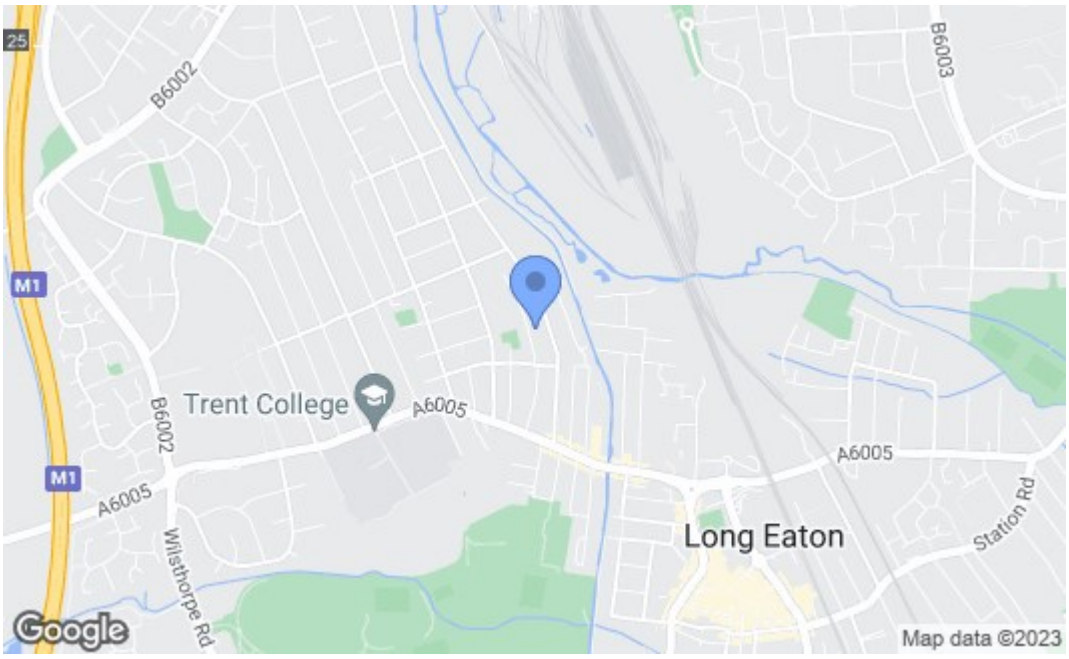
Bedroom 4
13'3 x 9'9 approx (4.04m x 2.97m approx)
Velux window and storage to the eaves.

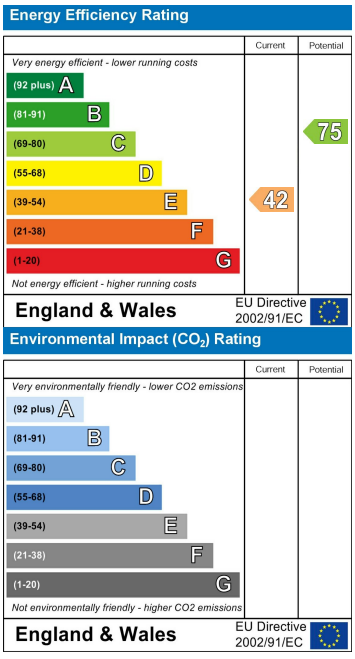
Outside
The property is set back from the road with a new patio area and privately enclosed with a wall and wrought iron fenced boundary. There is access down the side through a gate leading to the rear garden. To the immediate rear of the property there is a patio area having steps down to the lawn. There is a decked area, garden shed, outside tap and the garden is privately enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue.
7214AMEC

Agents Notes
A new boiler has been fitted since the EPC was carried out.

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.

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