Robert Ellis

look no further...

Cedar Avenue,

Long Eaton, Nottingham

NG10 3JQ

£259,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A TWO BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owners and is situated in a cul-de-sac location. The property has off the road parking at the front for at least two cars and has a lovely private enclosed rear garden with a large summerhouse/garage measuring 16' x 9' and a large garden shed. The property has a good layout with the double bedrooms being at the front and the living room and kitchen to the rear. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance hall, lounge, kitchen, conservatory, two double bedrooms and a shower room. Outside there is parking for at least two vehicles and side access leading to a lovely and privately enclosed rear garden.

The property is found within easy reach of the Asda and Tesfo superstores along with numerous other retail outlets found on Long Eaton high street, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and Trent Lock Golf Club, excellent transport links such as J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to make your appointment to view today, selling with no upward chain.

Entrance Hall
Radiator, coving to ceiling, laminate floor, door to storage cupboard, loft access hatch to boarded and lit loft space and doors to:

Lounge
14'7 x 12'2 approx (4.45m x 3.71m approx)
Radiator, gas fire, TV point, laminate floor, open to kitchen and UPVC double glazed sliding doors to:

Kitchen
14'2 x 9' approx (4.32m x 2.74m approx)
Wall, base and drawer units with roll edged work surface over, integrated fridge, plumbing for automatic washing machine, space for dishwasher, inset 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, integrated oven, separate grill, gas hob and extractor hood over, coving to ceiling, tiled floor, recessed lighting and UPVC double glazed window and rear exit door.

Conservatory
12'2 x 8'4 approx (3.71m x 2.54m approx)
UPVC double glazed windows and door to the rear, tall radiator, tiled floor.

Bedroom 1
11'6 x 10'1 approx (3.51m x 3.07m approx)
UPVC double glazed window to the front, telephone point, radiator, built-in wardrobes and coving to ceiling.

Bedroom 2
9'6 x 9'9 approx (2.90m x 2.97m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes and coving to ceiling.

Outside
To the front of the property there is a tarmacadam and gravelled driveway providing off the road parking for two vehicles and a gate leading to the side which has a covered area which then leads onto the rear garden. To the rear there is a patio area with steps down to an additional patio area which is surrounded by raised borders full of flowers and mature shrubs. There is a path leading to the lawn which is of a good size, borders surrounding again with flowers and mature shrubs. Outside power points, outside tap and all privately enclosed with fenced boundaries. The property also has wiring for CCTV.

Shower Room
Walk-in shower cubicle with electric shower over, low flush w.c. and wash hand basin in a vanity unit with cupboard under, fully tiled walls and splashbacks, recessed lighting, extractor fan, tiled floor, heated towel rail and UVPC double glazed window to the side.

Summerhouse/Garage
16' x 9'10 approx (4.88m x 3.00m approx)
With ample power points and vent for a tumble dryer.

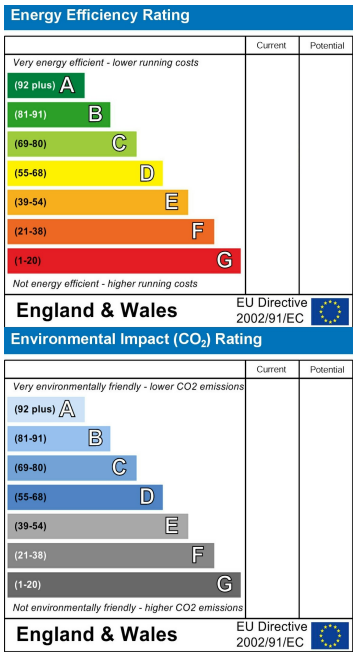
Garden Shed
A large garden shed with power points.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing the canal bridge Cedar Avenue can be found as a turning on the left with the property identified on the left by our for sale board towards the head of the cul-de-sac.
6453AMEC

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



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