Robert Ellis

look no further...

Hawthorne Avenue,
Long Eaton, Nottingham
NG10 3NJ

O/O £270,000 Freehold

A REFURBISHED AND GOOD SIZE THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market a property that has been refurbished throughout and is nearly completed. The current owners have had the kitchen and bathroom re-plastered, has been re-decorated throughout and is ready to move straight in. Being of a good size, the particular feature is the outside space, there is off road parking to the front with a garden, three outbuildings to the rear, a utility room, toilet and storage, and there is also a larger than average South-West facing rear garden. There is room to extend at the rear, subject to the necessary permissions and an early viewing comes highly recommended to fully appreciate all this property has to offer.

The property has had a new gas central heating combi boiler fitted and benefits from double glazing, cavity wall insulation and solar panels. In brief the accommodation comprises of a spacious entrance hall, lounge with a bay window to the front and a marble fireplace, a new bespoke dining kitchen to the rear with high end Corian work surfaces having built-in appliances and patio doors to the rear garden. To the first floor there are three good size bedrooms, the master with a built-in wardrobe and a newly fitted four piece suite family bathroom. There is a fitted ladder to the loft which is fully boarded and has a light. Outside, as previously mentioned, there is a garden to the front with off road parking and side access to the larger than average South-West facing garden with three outbuildings.

The house is literally only a few minutes drive away from the Asda and Tesco stores and many other retail outlets found in Long Eaton town centre with there being a Sainsbury's convenience store on Tamworth Road, if required there are excellent schools for all ages within walking distance, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields which can be accessed from the top of Hawthorne Avenue and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport with the Skylink bus providing an easy way to get to the airport which avoids expensive parking, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor, UPVC double glazed window to the side, radiator, vinyl tiled floor, coving to the ceiling and door to:

Lounge
14'7 x 12'3 approx (4.45m x 3.73m approx)
UPVC double glazed bay window to the front, marble fireplace with electric fire, radiator and coving to the ceiling.

Dining Kitchen
18'5 x 10'5 approx (5.61m x 3.18m approx)
A newly fitted bespoke kitchen with wall, base and drawer units and Corian work surfaces over, sink with mixer tap, integrated tall fridge, integrated under counter freezer, dishwasher. built in eye-level electric cooker, separate gas hob and extractor hood, cupboard housing the brand new gas central heating combi boiler, large tall storage cupboard, door to understairs storage cupboard with plumbing for a washing machine and shelving, UPVC double glazed window to the side, door to an additional storage cupboard housing the electricity meter and fuse board with shelving above, vinyl tiled floor, coving to the ceiling, radiator and UPVC double glazed window and patio doors to the rear.

First Floor Landing
UPVC double glazed window to the side, coving to the ceiling, access to the loft with a pull down ladder which is insulated, boarded and has a light and doors to:

Bedroom 1
12'7 x 10'10 approx (3.84m x 3.30m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes and coving to the ceiling.

Bedroom 2
10'10 x 10'8 approx (3.30m x 3.25m approx)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3
9'2 x 7'3 approx (2.79m x 2.21m approx)
UPVC double glazed window to the front, radiator, built-in wardrobe and coving to the ceiling.

Bathroom
A four piece suite comprising of a walk-in shower cubicle with shower from the mains, panelled bath, wash hand basin in a vanity unit and separate low flush w.c., tiled walls and splashbacks, UPVC double glazed window to the rear.

Outside
To the front of the property there is off road parking and a garden, privately enclosed with fenced boundaries and a gate to the rear garden.

There are three large brick outbuildings, one housing a w.c., one for storage and the other used as a utility room with power, light and under counter space for tumble dryer and plumbing for washing machine, under counter cupboard.. Immediate to the property there is a decked area leading to a large patio with steps down to the predominantly laid lawn. The garden is privately enclosed with fenced boundaries and the garden is South-West facing.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and the property can be found some way down on the left hand side.
7232AMEC

Council Tax
Erewash Borough Council Band B

129 HAWTHORNE AVENUE, LONG EATON

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.
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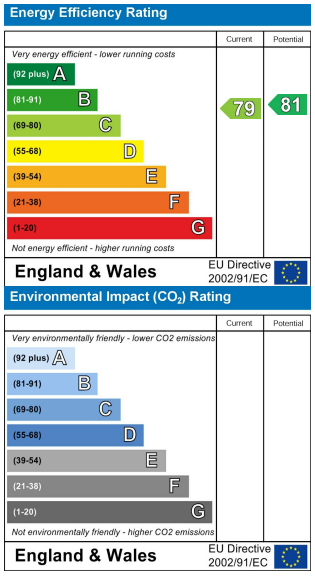

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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