



Frisby Avenue,
Long Eaton, Nottingham
NG10 1FL

O/O £240,000 Freehold

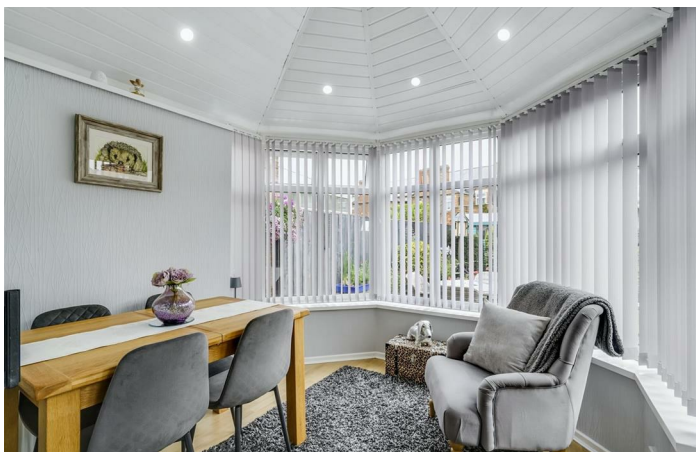


THIS IS AN IMMACULATLY MAINTAINED AND CARED FOR THREE BEDROOM SEMI DETACHED HOME SITUATED AT THE HEAD OF A QUIET CUL DE SAC IN THIS ESTABLISHED RESIDENTIAL AREA.

Being located on Frisby Avenue which is a quiet cul de sac on the outskirts of Long Eaton, this three bedroom property provides a lovely home which we are sure will suit the requirements of a whole range of buyers from people buying their first property through to families who are looking for a three bedroom home which is close to the excellent local amenities and facilities provided by Long Eaton. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties undertake a full inspection so that they can see all that is included in this lovely home for themselves. The property is only a few minutes away from the town centre and to excellent transport links, all of which have helped make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes a reception hall from which there are doors to the lounge/sitting room which has a feature fireplace and glazed sliding doors leading into the conservatory which provides an additional living/dining area and the kitchen which is exclusively fitted with Shaker-style units and has several integrated appliances. From the hall, there is an internal door to the garage which provides an excellent storage/garage facility, but could easily be converted into further living accommodation, if this was preferred by a new owner. To the first floor, the landing leads to the three bedrooms, all of which have built-in bedroom furniture, and luxurious shower room which is half tiled and has a large walk-in shower with a mains flow shower system. Outside, there is a block paved parking at the front for up to three vehicles, a block paved path runs down the right hand side of the house to the main entrance door and through a gate to the rear garden which has a block paved patio immediately to the rear of the house leading onto a lawn garden with a central patio feature and borders to the sides and at the bottom of the garden there is a shed and summerhouse with privacy being created by there being fencing to the side boundaries and a wall to the rear.

The property is only a few minutes drive away from Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are excellent schools within easy walking distance of the property, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 of the M1 motorway, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with outside light leading through the front door to the reception hall.

Reception Hall

Laminate flooring, radiator, cornice to the wall and ceiling, stairs with cupboard under leading to the first floor, internal door leading to the garage and a door with two inset glazed panels leading to the lounge.

Lounge/Sitting Room

15' x 10'6 approx (4.57m x 3.20m approx)

Double glazed patio doors leading into the conservatory, feature coal effect gas fire set within the chimney breast, radiator, laminate flooring, cornice to the wall and ceiling and a TV aerial point.

Conservatory

9'3 x 8'11 approx (2.74m x 2.72m approx)

The conservatory provides an additional living area and has double glazed double opening French doors leading out to the rear garden and double glazed windows with fitted blinds to the rear and side, laminate flooring, radiator, a solid ceiling with recessed lighting and a TV aerial point.

Kitchen

9' x 6'8 approx (2.74m x 2.03m approx)

The exclusively fitted kitchen has grey Shaker-style units and includes a one and a half bowl corner sink with a mixer tap and a five ring gas hob set within the work surface which extends to three sides and has cupboards with corner cupboard having carousels, drawers, oven, integrated fridge and freezer and an automatic washing machine below, matching eye level wall cupboards with lighting under, pelmet with recessed lighting over sink area, double glazed bay window with fitted blinds to the front, laminate flooring, recessed lighting to the ceiling, tiling to the walls by the work surface areas, hood and pelmet with recessed lighting over the cooking area and a TV aerial point.

First Floor Landing

The boiler is housed in a built in airing storage cupboard, hatch to loft, cornice to wall and ceiling and panelled doors leading to the bedrooms and shower room.

Bedroom 1

12'2 x 9'1 approx (3.71m x 2.77m approx)

Double glazed window with fitted vertical blinds to the front, double wardrobes to either side of the bed position with cupboards over, radiator, TV aerial point, dressing table with drawers under and a cornice to wall and ceiling.

Bedroom 2

10'7 x 8'6 approx (3.23m x 2.59m approx)

Double glazed window with fitted vertical blinds to the rear, two double built-in wardrobes either side of the bed position which extend to a second wall with cupboards over, cornice to the wall and ceiling and a radiator.

Bedroom 3

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

Double glazed window with fitted vertical blind to the rear, wardrobes to two walls with cupboards extending over the bed position, radiator and cornice to the wall and ceiling.

Shower Room

The luxurious shower room is half tiled and has a corner shower with a mains flow shower system including a rainwater shower head and handheld shower, tiling to two walls and glazed curved doors and protective screens, low flush WC with concealed cistern and surface over with cupboards to either side, a sink with mixer tap is set on a surface with cupboards below, chrome ladder

towel radiator, a second feature radiator, tiled flooring, recessed lighting to the ceiling, an opaque double glazed window with a fitted blind and an extractor fan.

Garage

15'3 x 7'5 approx (4.65m x 2.26m approx)

The integral garage provides an excellent storage facility but could easily be converted into a ground floor room or an extension to the kitchen if this was preferred by a new owner as this is an alteration which has been carried out by other similar properties on the road. The garage has an up and over door to the front, an internal door into the reception hall of the property, shelving to the walls, spaces for several appliances, the electricity meter and electric consumer unit are mounted on the wall in the garage and power points and lighting are provided.

Outside

At the front of the property there is a block paved driveway which provides parking for up to three vehicles, there is an outside tap on the front of the house and to the right hand side, the block paved pathway extends through a wrought iron gate and second gate to the rear garden.

At the rear of the property there is a block paved patio area which leads onto a lawn garden which has a central patio feature with well planted borders to the sides and the garden is kept private by having fencing to the side boundaries and a wall to the rear.

Shed

8' x 5'6 approx (2.44m x 1.68m approx)

The shed is positioned at the bottom of the garden on a slabbed base and has a window to the front, a door to the side, a work bench and laminate flooring.

Summerhouse

5'2 x 5'2 approx (1.57m x 1.57m approx)

The summerhouse is positioned on a block paved base and has double opening doors at the front, panelling to the walls, laminate flooring and behind the summerhouse there is a storage area.

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 at the bottom of the cul-de-sac.
9494CO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 75mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

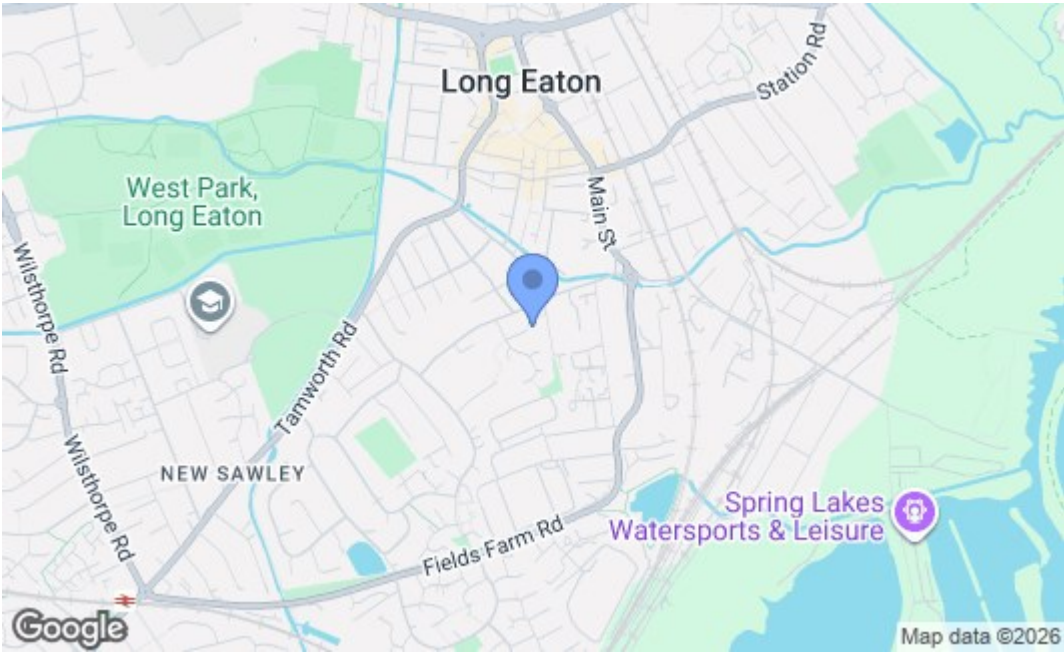
Other Material Issues – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
	67	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.