



Byron Avenue,  
Long Eaton, Nottingham  
NG10 4EY

**O/O £300,000 Freehold**



A THREE BEDROOM DETACHED FAMILY HOME OFFERING TASTEFULLY DECORATED ACCOMMODATION AND FOUND IN THIS SOUGHT AFTER LOCATION.

Being located on a very popular road on the outskirts of Long Eaton, this three bedroom detached property offers a great amount of space and is in turn key condition ready to move straight in to. It has been tastefully decorated throughout along with an upgraded central heating system. The property is conveniently located for the M1 and A52 road networks which provide easy commutes to nearby towns and cities of Derby, Nottingham, Beeston and Stapleford. An internal viewing is highly recommended to appreciate the size and finish on offer.

The property is constructed of brick to the external elevation all under a pitch tiled roof and provides the modern benefits of gas central heating and double glazing throughout and has been renovated with insulated plasterboard to improve thermal efficiency. In brief, the accommodation comprises of entrance hall which provides access to the spacious lounge, to the rear is a kitchen diner with a newly fitted kitchen and French doors that provide views and access to the delightful garden. Returning to the hallway there is access to the staircase to the first floor which includes three bedrooms with two doubles and a generous sized single and a modern fitted shower room. Outside, the rear garden has had a complete overhaul with decking which you step out to from the French doors, sleeper planted raised borders, lawn and garden shed to the rear boundary.

The property is within easy reach of the Asda and Tesco superstores and 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 excellent transport links which include J25 of the M1 which is literally only a few minutes' drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

Provides access to the lounge and kitchen/diner to the rear. There is under stairs storage and a staircase to the first floor. Comprises central heating radiator and double glazed windows to the front elevation.

### Lounge

13'6 × 11'8 (4.11m × 3.56m)

Comprises of UPVC bay window to the front elevation, central heating radiator, laminate flooring and feature gas fire place with surround.

### Kitchen/Diner

19'3 × 7'3 (5.87m × 2.21m)

Comprising wall and base units with worksurfaces over, stainless steel one and a half bowl sink with drainer, French doors leading out to the garden along with UPVC double glazed window to the rear providing views of the garden from the sink, electric oven and hob with extractor over and integral dishwasher and fridge freezer. There is space for a washing machine and the kitchen benefits from tiled splashbacks which contrast nicely with the dark brown laminate flooring and a central heating radiator.

### First Floor Landing

Double glazed window to the side and doors to:

### Bedroom One

12'3 × 11'8 (3.73m × 3.56m)

With double glazed window to the rear elevation, fitted wardrobes and central heating radiator.

### Bedroom Two

11'8 × 10'8 (3.56m × 3.25m)

With central heating radiator, UPVC double glazed window to the front elevation as well as chimney breast.

### Bedroom Three

6'9 × 6'7 (2.06m × 2.01m)

Comprising a UPVC double glazed window to the front elevation and central heating radiator.

### Shower Room

7'0 × 6'9 (2.13m × 2.06m)

Comprises of shower enclosure with rainfall effect shower

over, low level WC, vanity wash hand basin, splashback tiles along with tiled floors and the benefits of an extractor fan and Frosted UPVC double glazed window to the rear elevation. There is also loft access.

### Outside

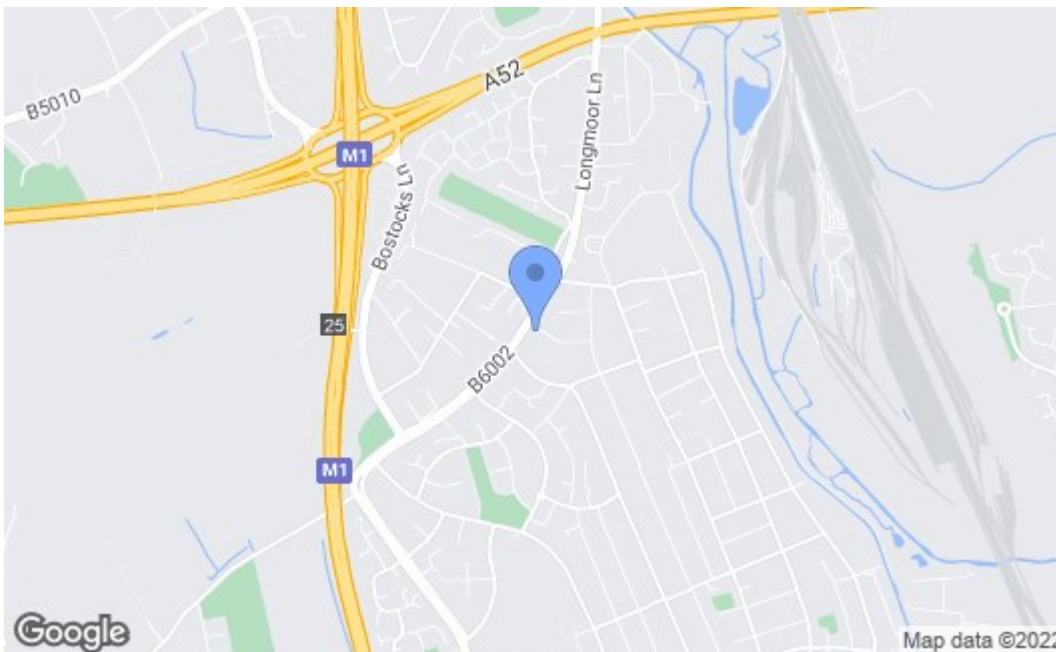
The property has great stance and kerb appeal from the road with a front courtyard garden with brick boundary and wrought iron gate. The rear garden has had a complete overhaul with a decked area accessed via the French doors in the kitchen, there is a lawned garden area with raised sleeper beds full of mature shrubs and plants and there is also a garden shed to the rear boundary. The rear garden is enclosed with fenced and hedged boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and after passing College Street take the right hand turning onto Breedon Street. Continue for some distance and take the left hand turning onto Byron Avenue where the property is situated on the left hand side.

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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.