Robert Ellis

look no further...

Cedar Avenue,
Long Eaton, Nottingham
NG10 3JQ

£279,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY SITUATED ON A POPULAR CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF LONG EATON.

Being located on Cedar Avenue, this traditional semi detached property offers very well maintained and extended accommodation which includes a lovely open plan dining kitchen which extends through French doors into a conservatory situated at the rear. Another particular feature is the garden is south west facing. It is strongly recommended that all interested parties take a full inspection so they can see all that is included in the property for themselves. Being located on Cedar Avenue the property is close to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links as the property is within walking distance of Long Eaton train station and on a main bus route, all of which has helped to make this a most convenient and popular 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 benefit of gas central heating and double glazing. In brief the accommodation includes an open porch leading through a new front door to the reception hall from which there are oak finished wood panelled doors leading to the lounge which has a feature fireplace and a bay window to the front and the dining kitchen, the kitchen area being well fitted with wall and base units and integrated cooking appliances and the French doors lead from the dining area to the large conservatory which is positioned at the rear of the house and this in turn has double opening French doors that lead out to the rear private garden area. To the first floor there are the three bedrooms and the luxurious bathroom which has a white suite complete with a shower over the bath position. Outside there is a slabbed driveway which leads to off road parking at the side of the property and the front garden has been landscaped to keep maintenance and upkeep to a minimum and is finished with attractive railings to the front of the garden. At the rear there is a patio area to the side of the conservatory from which there are steps leading down to a large decked area which in turn leads down to the main lawned garden which has borders and fencing to the side boundaries. There is a brick garage/store positioned to the rear of the property and at the rear of this there is an open outside area which provides a place for people to sit or a further storage space.

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 excellent schools for all ages which are within walking distance, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station which is only a few minutes walk away, East Midlands Airport and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Porch
Open porch with arched entrance and tiled flooring leading through a new composite front door which has two inset leaded glazed panels with opaque glazed side panels leading into:

Reception Hall
Stairs with cupboard beneath and feature balustrade leading to the first floor, radiator in housing, cornice to the wall and ceiling, quality laminate flooring and oak finished panelled doors to:

Lounge/Sitting Room
Double glazed box bay window to the front with stained glass leaded top panels and internal shutters quality laminate flooring, feature open fireplace with cast iron surround and tiled hearth, radiator, cornice to wall and ceiling and two wall lights.

Dining Kitchen
The kitchen area is fitted with a 1½ bowl sink with mixer taps and a four ring hob set in a work surface which extends to three sides and has ranges of drawers, space and plumbing for an automatic washing machine, built-in dishwasher, oven and cupboards beneath, pull out upright racked pantry style storage cupboard, matching eye level wall cupboards, space for an upright fridge/freezer, walls tiled to the work surface areas and double glazed window to the side. The dining area has double glazed French style doors leading to the conservatory, feature fireplace with 'Adam' surround and tiled inset and hearth, radiator, tiled effect laminate flooring which extends to the kitchen area within this living space.

Conservatory
Double glazed double opening French doors leading out to the side of the property and double glazed windows to three sides, radiator and laminate flooring.

First Floor Landing
Double glazed window to the side, balustrade continued from the stairs onto the landing, hatch with ladder leading to the roof space and oak finished panelled doors to:

Bedroom 1
Double glazed box bay window to the front with internal shutters, radiator and cornice to the wall and ceiling.

Bedroom 2
Double glazed window to the rear, range of fitted wardrobes with sliding doors, the centre door being mirrored, radiator and cornice to the wall and ceiling.

Bedroom 3
Double glazed window to the front with internal shutters, radiator and cornice to the wall and ceiling.

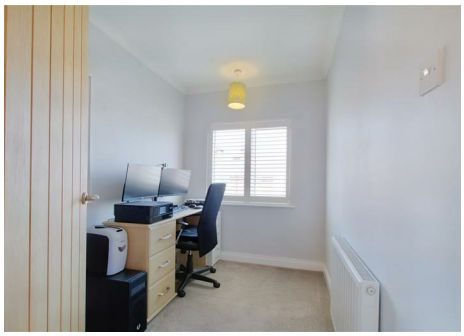
Bathroom
The bathroom has a white suite including a panelled bath with mixer tap and mains flow shower over with protective screen, pedestal wash hand basin with mixer tap and low flush w.c., chrome heated towel radiator, opaque double glazed window and tiling to the walls by the bath and sink areas.

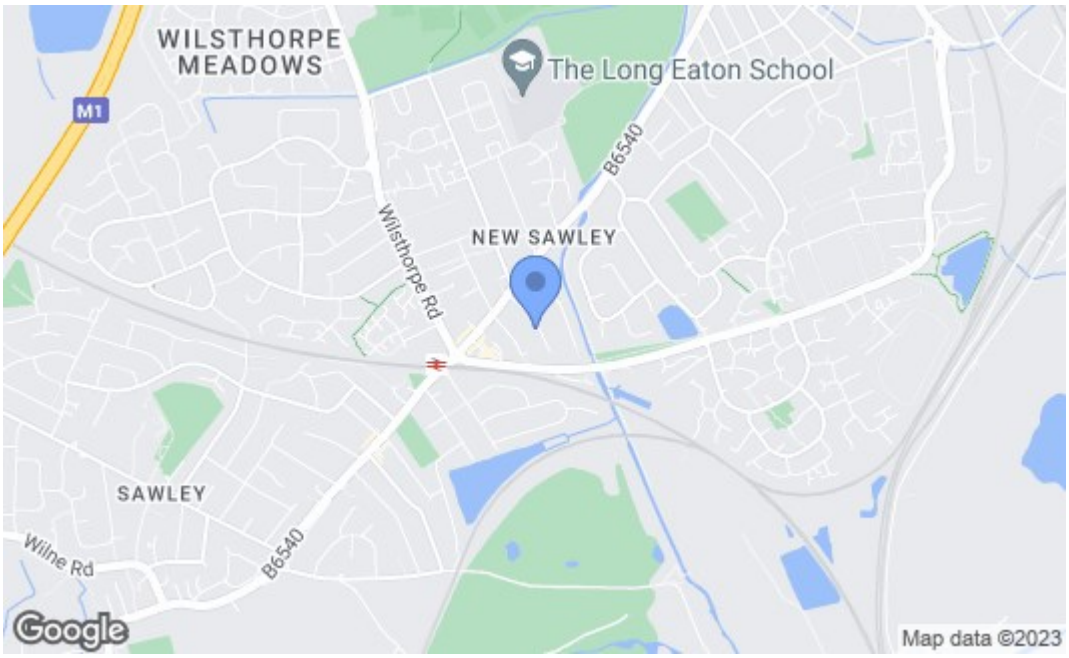
Outside
To the front of the property the garden has an astroturf lawn area with feature railings to the front and side with wooden fencing to the side boundary, slabbed driveway leading to car standing at the side of the house and double wooden gates at the side of the property which provides access to the rear. To the rear there is a slabbed patio to the immediate side of the house with steps leading down a large decked area which has a covered area situated behind the garage/store and this leads down to a lawned garden with beds and fencing to the side boundaries.

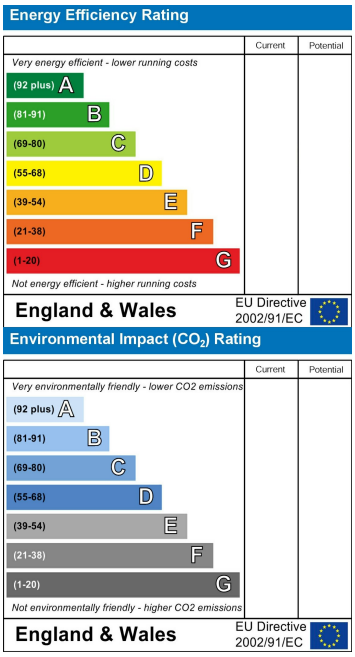
Garage/Store
Positioned at the rear of the property and built of brick with a pitched roof and having double opening doors at the front and two windows to the side, power and lighting.

Directions
Proceed out of Long Eaton along Tamworth Road and after the canal bridge Cedar Avenue can be found as a turning on the left.

Council Tax
Erewash Borough Council Band B







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