



Devonshire Avenue,
Long Eaton, Nottingham
NG10 2EP

£349,995 Freehold



NEW TO THE MARKET - MORE DETAILS TO FOLLOW



Porch

Open porch with outside light, UPVC front door with two inset opaque glazed panels leading to:

Reception Hall

Quality laminate flooring which extends across the ground floor living accommodation, built-in cloaks/storage cupboard, recessed lighting to the ceiling, radiator and panelled doors leading to the rooms off the hall.

Utility Area

Off the main hallway there is a utility area between the hall and bathroom which has housing for an automatic washing machine, laminate flooring and hatch with ladder leading to the attic room.

Lounge

13'7 x 10'10 approx (4.14m x 3.30m approx)

Double glazed double opening French doors leading into the conservatory and opaque double glazed window to the side, open fireplace with a wooden mantle and tiled hearth, laminate flooring, radiator and door with inset glazed panel leading to the hall.

Conservatory

12'8 x 10'10 approx (3.86m x 3.30m approx)

Double glazed double opening French doors leading to the decked area at the rear of the property, double glazed windows to the rear and side, radiator, quality laminate flooring which is the same flooring as in the lounge and polycarbonate roof.

Dining Kitchen

16'3 x 10'8 approx (4.95m x 3.25m approx)

The kitchen has been recently re-fitted and has duck egg Shaker style units and includes an enamel sink with mixer tap and a four ring hob set in an L shaped work surface with extensive ranges of cupboards, drawers and an integrated dishwasher below, corner double pantry cupboard with shelving and lighting, pull out racked storage cupboard, double oven with cupboards above and below, work surface with drawers under, a double cupboard above housing the gas boiler, further double eye level wall cupboard, Kenwood American style fridge/freezer, ladder towel radiator and feature vertical radiator, tiling to the walls by the work surface areas, double glazed window to the rear, recessed lights to the ceiling, Karndean style flooring, opaque double glazed door leading out to the side of the property and door with inset glazed panels to the reception hall.

Bedroom 1

10'8 x 9'2 plus bay approx (3.25m x 2.79m plus bay approx)

Leaded double glazed bay window to the front and opaque double glazed window to the side, radiator, picture rail to the walls and fitted dressing table with two drawers under.

En-Suite

The newly created en-suite shower room has a large walk-in shower with a mains flow shower system, sliding door with protective screen, low flush w.c., hand basin with tiled splashback and mixer tap and two drawers below, wall mounted double mirror fronted cabinet by the sink position, tiled flooring, recessed lighting to the ceiling, ladder towel radiator and opaque double glazed window to the side.

Bedroom 2

11'10 plus bay x 11'5 approx (3.61m plus bay x 3.48m approx)

Leaded double glazed bay window to the front, radiator and recessed lighting to the ceiling.

Bathroom

The newly fitted bathroom has a white suite including an L shaped bath with a mixer tap and shower over, low flush w.c. and hand basin with mixer tap and two drawers below, ladder towel radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

Attic Room/Office

12'10 x 12'4 approx (3.91m x 3.76m approx)

This most useful attic room which is accessed via a ladder off the hallway has a leaded window to the front, radiator and there is access to loft storage space.

Outside

At the front of the property there is a block paved area with central beds, wall to the front boundary having a pedestrian gate and double gates leading onto the block paved driveway which runs down the left hand side of the bungalow to the garage which is positioned at the rear. There is also a path down the right hand side of the property which provides a bin storage area and provides access to the door leading into the kitchen and to the rear garden. The rear garden is an important feature of this lovely home and is Southerly facing with a large decked area extending across the rear of the bungalow and from the decked area there are pebbled pathways leading to further seating areas at the bottom of the garden and to the shed which is positioned behind the garage. There is a lawn, established fruit trees including a Victoria plum and there are well planted beds to the sides of the garden that provide colour throughout the year. There is a pergola next to the garage with a path that leads to the bottom of the garden and the garden is kept private by having fencing and brickwork to the boundaries. There is outside lighting, power points and water supply provided.

Garage

19'10 x 12'4 approx (6.05m x 3.76m approx)

Concrete sectional garage with an up and over door at the front, power points, lighting and there is an alarm fitted in the garage.

Shed

10' x 8' approx (3.05m x 2.44m approx)

The shed is positioned behind the garage and has a power supply and two windows to the side.

Greenhouse

8' x 6' approx (2.44m x 1.83m approx)

Directions

Proceed out of Long Eaton along Nottingham Road and Devonshire Avenue can be found as a turning on the right.

6451AMMP



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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 Metropac ©2021



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			
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.