



Newbery Avenue,  
Long Eaton, Nottingham  
NG10 2FT

**Price Guide £250-260,000**

**Freehold**



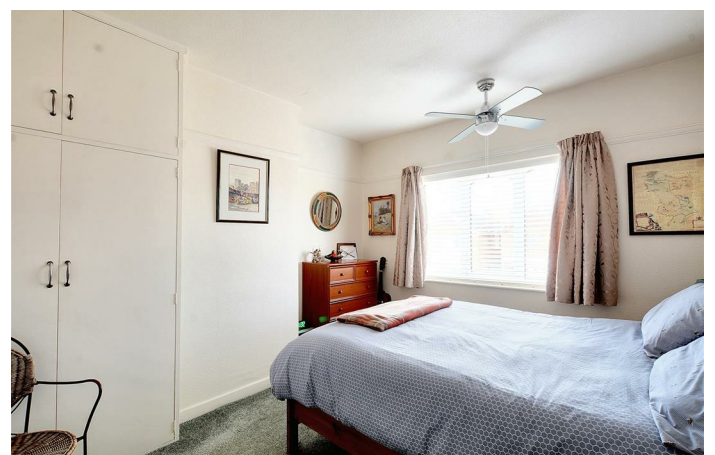


A WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING.

Robert Ellis are delighted to bring to the market this three bedroom bay fronted semi detached home Newbery Avenue. The property has been well maintained by the current owners and the accommodation offers entrance into the hallway which provides access to the first floor, lounge and dining kitchen. There is a utility area which boasts a Belfast sink as well as space for white goods along with access to the rear garden as well as the huge bonus of a downstairs WC. An early viewing is highly recommended in order to appreciate all the accommodation on offer.

In brief the accommodation comprises of an entrance hallway with stairs to the first floor, the lounge is bay fronted and provides great extra space and there is also a spacious dining kitchen to the rear of the property with a beautiful fireplace with a brick surround offering a log burner. There is access to the utility room which has a Belfast sink and leads to the garden as well as a ground floor w.c. To the first floor there are three bedrooms and shower room, all accessed off the landing. Outside to the front there is off road parking for a couple of vehicles and the rear garden offers a great space which is mainly laid to lawn with a patio and sheltered area.

The property can found just a few minutes drive away from the centre of Long Eaton where there are Tesco, Asda and Aldi stores along with many other retail outlets found along the high street, there are bars and restaurants, schools for all ages, healthcare and sports facilities, walks across the nearby fields and along the banks of the River Trent which take you to Trent Lock in one direction and Attenborough Nature Reserve in the other, and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed entrance door to the front, stairs to the first floor, door to kitchen, double glazed window to the side and opening to:

### Lounge/Dining Room

10'4 max x 11'4 plus bay approx (3.15m max x 3.45m plus bay approx)

Double glazed bay window to the front, log burner, ceiling fan and radiator.

### Dining Kitchen

17'7 x 12'4 approx (5.36m x 3.76m approx)

Double glazed windows to the rear and side, matching wall and base units with work surfaces over, inset sink and drainer, double electric oven, part tiled walls, laminate flooring, space and plumbing for a washing machine and dishwasher, ceiling fan, log burner with brick surround fireplace and door to understairs storage cupboard.

### Utility Room

7'6 x 7'4 approx (2.29m x 2.24m approx)

Double glazed door and window to the rear, Belfast sink, space and plumbing for a washing machine, tumble dryer and space for a fridge freezer.

### Ground Floor w.c.

Low flush w.c., double glazed window to the side.

### First Floor Landing

Double glazed window to the side, access hatch to the loft via a pull down ladder which is part boarded and has a light, doors to:

### Bedroom 1

10'4 max x 11'3 approx (3.15m max x 3.43m approx)

Double glazed window to the front, built-in wardrobes, ceiling fan and a radiator.

### Bedroom 2

12'1 x 9'2 to wardrobe approx (3.68m x 2.79m to wardrobe approx)

Double glazed window to the rear, radiator, cupboard housing the boiler, ceiling fan and built-in wardrobes.

### Bedroom 3

7'1 x 5'3 approx (2.16m x 1.60m approx)

Double glazed window to the front and a radiator.

### Shower Room

Double glazed window to the rear, vanity wash hand basin, low flush w.c., good size shower cubicle with mains shower, radiator and part tiled walls.

### Outside

To the front of the property there is off road parking and a pathway leading to the rear of the property.

The rear garden has a patio area, lawned garden, borders full of specimen plants and shrubs, a bramley apple tree, small pear tree and an area set aside for a large vegetable garden, fencing to the boundaries and including a sheltered area.

### Directions

Proceed out of Long Eaton along Main Street taking the left turning at the Tappers Harker island into Meadow Road and turning right at the mini roundabout. Proceed down Meadow Road and immediately after crossing the train line take the right hand turning into Trent Lane and branch left into Newbery Avenue where the property can be found on the left hand side.

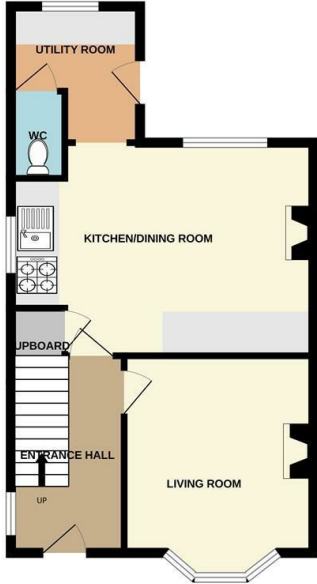
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### Council Tax

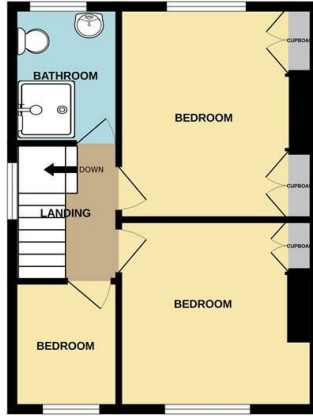
Erewash Borough Council Band B



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

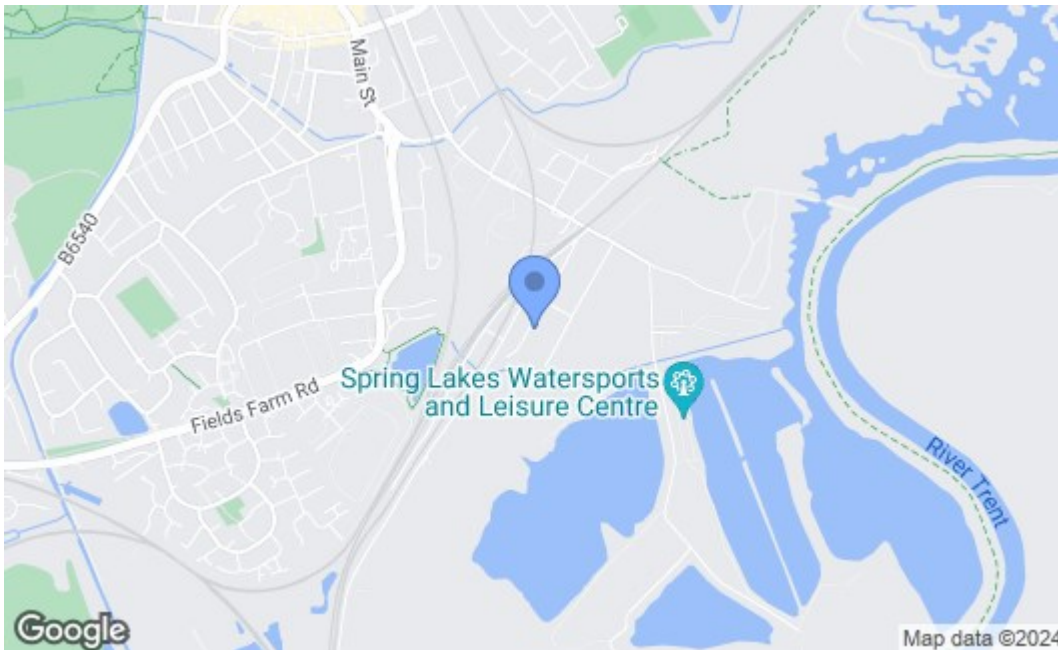


1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 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 for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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