



Newbery Avenue,
Long Eaton, Nottingham
NG10 2FT

Price Guide £500-525,000

Freehold



AN EXTENDED SIX BEDROOM SEMI DETACHED PROPERTY WITH GARDEN ANNEXE, BEING SOLD WITH NO UPWARD CHAIN!

It gives Robert Ellis great pleasure to bring to the market a property that has been superbly and lovingly extended to the rear and side by the current seller, with a separate TWO bedroom annexe bungalow in the garden with it's own living space. The property itself has space in abundance with three reception areas and potential to be suited to a family looking for space or perfect for someone needing an annexe. There is the original lounge/dining room, the original garage has now been converted into a second snug, with some storage still available. There is a large wrap around newly fitted breakfast kitchen to the rear with some built-in appliances and its own utility area and shelving cupboard. There is lots of outside space, with off road parking for at least 3 cars, along with a good size private and enclosed rear garden with bar with its own log burner and outside WC. An internal viewing is a must in order to appreciate all this property has to offer!

The property benefits from the front being recently triple glazed, the rest being double glazed and in brief comprises of a spacious entrance hall, lounge/dining room with patio doors into a conservatory onto the rear garden. There is a second lounge, breakfast kitchen and utility room. To the first floor there are three bedrooms and a family bathroom. Outside, as previously mentioned there are separate areas perfect for entertaining, with decking, patio and a fabulous bar with a built in log burner. This must be viewed

The property is only a few minutes drive away from the centre of Long Eaton where there are Tesco and Asda superstores and many other retail outlets, bars and restaurants, there are schools for all ages within easy reach, 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.



Hallway

6'4 x 15'5 approx (1.93m x 4.70m approx)

UPVC triple glazed door to the front with inset glass, modern tall radiator, solid oak wood flooring, ceiling light and undestairs storage cupboard.

Lounge/Diner

24'8 x 11'4 approx (7.52m x 3.45m approx)

UPVC triple glazed window to the front, UPVC double glazed French doors to the conservatory, coving to the ceiling, ceiling light, two radiators and carpeted flooring.

Conservatory

8'8 x 8' approx (2.64m x 2.44m approx)

UPVC double glazed French doors to the rear, tiled flooring, UPVC double glazed windows surrounding.

Kitchen Diner

15'9 x 19'2 max approx (4.80m x 5.84m max approx)

L shaped kitchen with a UPVC double glazed window to the rear, UPVC double glazed French doors to the garden, radiator, ceiling spotlights, linoleum flooring, Howdens kitchen with quartz work surfaces, white gloss wall and base units, in-built quartz dining table and breakfast bar, Range cooker, fridge freezer, built-in double microwave, sink with drainer, utility area with shelving and space for a washing machine and tumble dryer.

Snug

10'4 x 10'2 approx (3.15m x 3.10m approx)

Linoleum flooring, ceiling lights and radiator.

First Floor Landing

8'6 x 6'5 approx (2.59m x 1.96m approx)

Solid wood balustrade, ceiling light, carpeted flooring and two storage cupboards.

Bedroom 1

17' x 11' approx (5.18m x 3.35m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

En-Suite

10'6 x 5'4 approx (3.20m x 1.63m approx)

Obscure UPVC double glazed window to the rear, linoleum flooring, towel radiator, ceiling light and extractor fan, tiled walls, low flush w.c. wash hand basin with vanity cupboard under, P shaped bath with shower above.

Bedroom 2

12'4 x 11'3 approx (3.76m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and in-built storage cupboards.

Bedroom 3

11'6 x 9'8 approx (3.51m x 2.95m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in storage.

Bedroom 4

6'5 x 8'3 approx (1.96m x 2.51m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

Shower Room

6'3 x 6'6 approx (1.91m x 1.98m approx)

Obscure UPVC double glazed window to the rear, large shower enclosure with glazed protective screen, electric shower, low flush w.c. and wash hand basin with storage below, ceiling light, linoleum flooring and towel radiator.

Storage Area

10'9 x 6'3 approx (3.28m x 1.91m approx)

Previously the garage, with linoleum flooring, wooden garage doors, power and lighting and shelving.

Garden Annex

With full building regulations.

Annex Kitchen

10'9 x 9' approx (3.28m x 2.74m approx)

UPVC double glazed window to the front and UPVC double glazed door to the front, tiled flooring, wall and base units with quartz work surface over, space for an electric cooker, space for a fridge freezer and washing machine, electric plinth heater, extractor fan.

Annex Hall

Leading to the bedrooms, lounge and bathroom, linoleum flooring, ceiling light and storage cupboard.

Annex Living Room

12'1 x 13'7 approx (3.68m x 4.14m approx)

UPVC double glazed sliding doors to the garden, UPVC double glazed feature window to the side, carpeted flooring and ceiling light, TV point and ample power points.

Annex Bathroom

7'6 x 6' approx (2.29m x 1.83m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, extractor fan, electric radiator, walk-in shower with electric shower, low flush w.c. and free standing wash hand basin.

Annex Bedroom 1

12'1 x 10'8 approx (3.68m x 3.25m approx)

UPVC double glazed window to the side, carpeted flooring and ceiling light.

Annex Bedroom 2

8'6 x 8' approx (2.59m x 2.44m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light and radiator.

Outside Covered Area/Bar

Wooden built structure with twin flue fitted log burner, wooden seating which has been upholstered, 12 power points, cooler and gas for a fully functioning bar, double fridge and single beer fridge, 16 optics and smart TV.

Outside

To the front there is a driveway for three cars.

To the rear the garden is accessed via the back door and conservatory, there is a patio area, decked area, wooden bar and an artificial lawn, fully enclosed and private.

Directions

Proceed out of Long Eaton along Main Street and at the traffic island turn left and proceed to the next mini island and turn right onto Meadow Lane. Follow the road and after the railway crossing turn right into Newbery Avenue where the property can be found on the left hand side.

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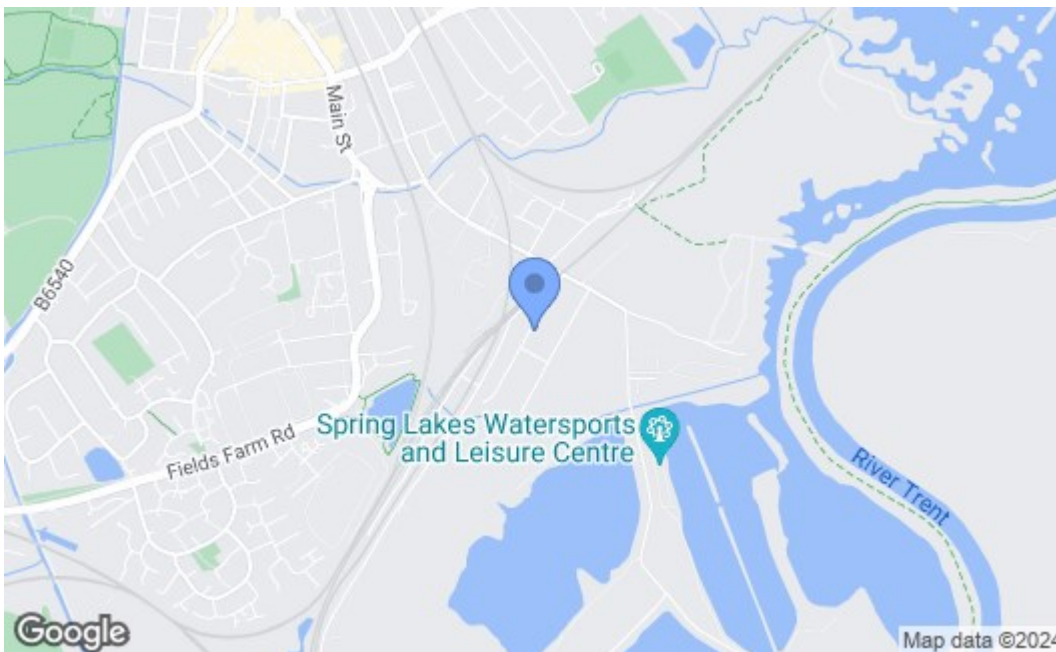
Council Tax

Erewash Borough Council Band C





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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.