



Willow Avenue,  
Long Eaton, Nottingham  
NG10 1NT

**£265,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO MARKET THIS WELL PRESENTED, TURN OF THE CENTURY TRADITIONAL DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE BEING SOLD WITH NO UPWARD CHAIN!

A spacious extended THREE bedroom detached property, situated in a quiet cul-de-sac, sat behind a privet hedge to the front. The property has three generous reception rooms, a recently fitted contemporary kitchen, plus two modern bathrooms (one fitted with a bath the other with a large walk-in shower). The house has an appealing mix of turn of the century heritage and modern development; from high ceilings, large windows, hall tiles, etc. to the clean crisp lines of the kitchen, bathrooms and third reception room. The property is in neutral tones and offers an excellent opportunity to personalise the decoration.

In brief the property comprises of a spacious entrance hall with original tiled floor leading to the two front reception rooms. Off one of these reception rooms is the kitchen with integrated appliances. From the kitchen, there is an inner lobby with a boot room, utility area, downstairs shower room, and the third reception room with sliding doors opening to the rear walled garden. The function of the three reception rooms is open for the buyer to decide. Any of the three may be used as a lounge, dining room, or play room with the third room to the rear also easily doubling as a guest room or even making a fourth bedroom. To the first floor, there are three bedrooms, and a family bathroom. Outside is an enclosed walled, private rear garden with a patio area and lawn. The property must be viewed to be appreciated!

The property is situated close to all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities, walks along the picturesque Erewash canal, routes 6 and 67 of the national cycle network and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to arrange your appointment today.



### Entrance Hall

8'1 x 2'11 approx (2.46m x 0.89m approx)

With a hardwood panelled painted door to the front with inset glass, glass panel above the door, original

### Reception 1

15'3 x 11'9 approx (4.65m x 3.58m approx)

Two neo-georgian windows to front, set into a bay, varnished wooden floorboards, ceiling light, radiator, fireplace with flame effect electric fire, coving, ceiling rose, dado rail and wall lights.

### Reception 2

13'9 x 11'2 approx (4.19m x 3.40m approx)

Two neo-georgian windows to front, varnished wooden floorboards, ceiling light, radiator, fireplace with flame effect electric fire, coving, ceiling rose, dado rail and wall lights.

### Kitchen

11'5 x 10'1 approx (3.48m x 3.07m approx)

Large wood framed window to the rear, vinyl flooring, ceiling light and spotlights, cream gloss contemporary wall and base units with laminate oak style work surfaces over, new appliances; fan assisted oven, four ring induction hob with cooker hood above, integrated freezer, integrated fridge, and integrated dishwasher.

### Reception 3

12'6 x 10'1 approx (3.81m x 3.07m approx)

Double glazed sliding doors to the patio, wood framed window to the side, laminate flooring, radiator, ceiling light and dado rail.

### Lobby/Utility

7'5 x 4'11 approx (2.26m x 1.50m approx)

From the kitchen there is a room leading to the ground floor shower room, reception 3 and boot room, vinyl flooring, ceiling light, space and venting for a tumble dryer, with space and plumbing for a washing machine below, large understairs storage cupboard, panelled walls, dado rail.

### Downstairs Shower Room

6'7 x 5' approx (2.01m x 1.52m approx)

Fully tiled walls, ceiling spotlights, extractor fan, large walk-in shower with glazed door and electric shower, low flush w.c., pedestal wash hand basin, LED mirror, stainless steel towel radiator and vinyl flooring.

### Boot Room

4'4 x 3'3 approx (1.32m x 0.99m approx)

Wooden stable style door with inset glazed panels to the rear garden, vinyl flooring, dado rail, ceiling light, space for storage hangers and shelving.

### First Floor Landing

9'7 x 8'8 approx (2.92m x 2.64m approx)

Double glazed neo-Georgian window to the rear, carpeted flooring, ceiling light, radiator, access hatch to the loft, airing/storage cupboard and doors to:

### Bedroom 1

15'1 x 12'8 approx (4.60m x 3.86m approx)

Two double glazed neo-Georgian windows to the front into bay,

carpeted flooring, radiator, ceiling light, coving, dado rail and built-in wardrobes to two walls with dressing area, drawers, hanging rail and shelving.

### Bedroom 2

13'10 x 11'2 approx (4.22m x 3.40m approx)

Double glazed neo-Georgian window to the front, carpeted flooring, radiator, ceiling light, coving, dado rail, and wardrobe.

### Bedroom 3

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

Double glazed neo-Georgian window to the side, carpeted flooring, radiator, ceiling light, coving and dado rail.

### Bathroom

7'8 x 5'1 approx (2.34m x 1.55m approx)

Double glazed obscure window to the rear, vinyl flooring, fully tiled walls, LED spotlights, extractor fan, white bath and pedestal sink, low flush w.c., chrome radiator.

### Outside

The property sits on a corner plot, set back from the road behind a privet hedge and wrought iron gates with a brick wall to the boundaries. There is a black iron gate leading to the front door with courtesy lighting.

The rear garden can be accessed from Hemlock Avenue via a tall secure wooden gate having a patio area, established walled garden is private and fully enclosed and there are two borders with clematis and courtesy lighting. There is also ample space to the side of the property with a long low store shed.

### Directions

Proceed out of Long Eaton along Derby Road and take the first right into Cranmer Street. Continue to the end and turn left into Hemlock Avenue and then right into Willow Avenue where the property can be found on the left as identified by our for sale board. 8207JG

### Council Tax Band

Erewash Borough Council Tax Band D

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps Phone Signal: 02,

Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

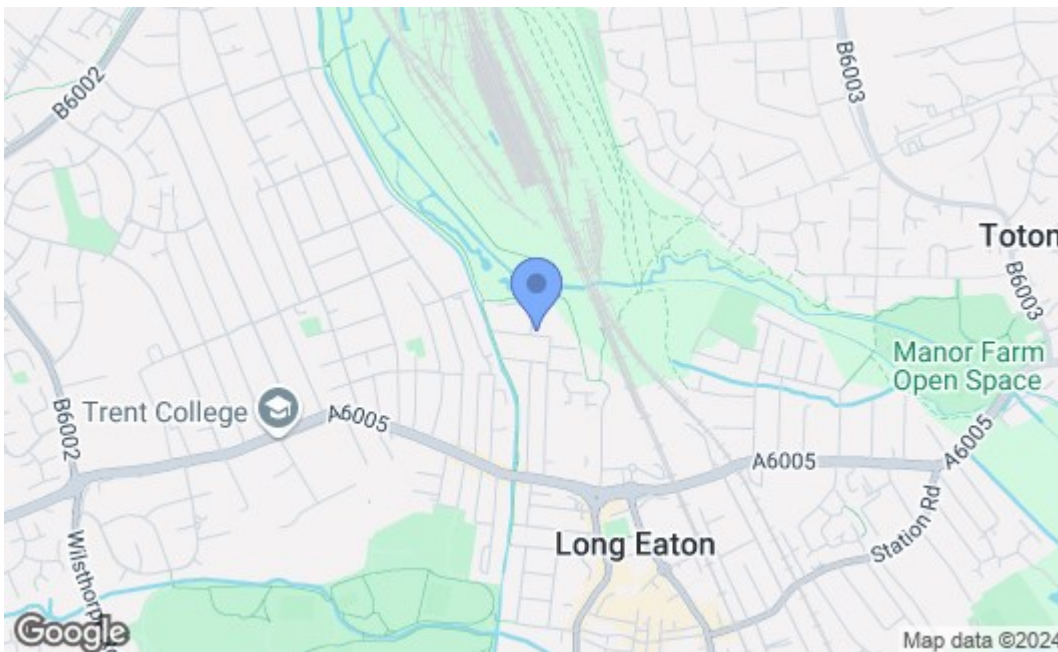
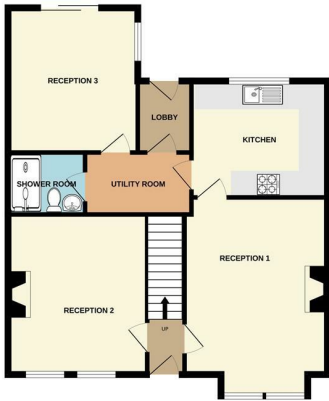
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.