



Chesterfield Avenue,  
Long Eaton, Nottingham  
NG10 2DT

**Price Guide £240-250,000**  
**Freehold**





AN BEAUTIFULLY PRESENTED AND UPGRADED TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY WITH ENCLOSED GARDEN TO THE REAR AND PRESS-CRETE DRIVEWAY TO THE FRONT

Robert Ellis are delighted to bring to the market this attractive three double bedroom semi detached property offering spacious family living accommodation. The property has been extended to the rear to create a dining area. The current owners have upgraded many aspects of the home, such as the fabulous press-crete driveway and is set back behind a hedge for privacy. There is also an outhouse which could be used as a gym, bar or home office. The property is ideal for a growing family wanting to be close to great schools, amenities and transport links and positioned within close proximity of Long Eaton town centre.

The property is constructed of brick to the external elevations all under a tiled roof and rendered and painted to the front. It derives the benefits of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation includes an entrance porch leading to the hallway, living room through to the dining room, ground floor family bathroom, w.c and Cream Shaker style kitchen. To the first floor there are the three double bedrooms. To the front elevation there is a driveway providing OFF THE ROAD HARD STANDING with secure gated access to the rear. To the rear of the property there is an enclosed garden being laid mainly to lawn with shrubs and trees planted to the borders and large garden shed and a pergola for privacy.

Being situated on Chesterfield Avenue the property is within easy reach of all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Viewing highly recommended, selling with the benefit of NO UPWARD CHAIN.





### Porch

2'9 x 6' approx (0.84m x 1.83m approx)

Composite front door, obscure double glazed windows to the side and front, carpeted flooring, open to:

### Entrance Hall

6'4 x 11'1 approx (1.93m x 3.38m approx)

Laminate flooring, ceiling light, radiator, wall light, panelled walls, large understairs storage, UPVC door to the rear, doors:

### Lounge

11'9 x 14'5 approx (3.58m x 4.39m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light, two wall lights, double radiator, TV point, attractive fireplace and surround with gas fire, double doors to:

### Conservatory

9'6 x 12'4 approx (2.90m x 3.76m approx)

UPVC double glazed French doors to the garden and UPVC double glazed windows to the sides, polycarbonate roof, double radiator, ceiling light, two wall lights and newly carpeted flooring.

### Breakfast Kitchen

7'8 x 10'7 approx (2.34m x 3.23m approx)

UPVC double glazed windows to the front and rear, laminate flooring, radiator, ceiling light, extractor fan, cream Shaker style wall, drawer and base units with dark wood effect laminate work surfaces over, tiled splashbacks, built-in oven, four ring gas hob and extractor above, stainless steel splashback, space and plumbing for a washing machine, breakfast bar along one wall, cupboard housing the boiler, inset 1½ bowl ceramic sink and drainer with swan neck spray mixer tap and space for an under counter fridge.

### Lobby

3'5 x 3'2 approx (1.04m x 0.97m approx)

With doors to:

### Bathroom

7'9 x 6'4 approx (2.36m x 1.93m approx)

Obscure UPVC double glazed window to the rear, wood effect tiled flooring, ceiling light, chrome towel radiator, P shaped panelled bath with electric shower above having a rainwater shower head, tiled walls, extractor fan and vanity wash hand basin.

### Separate w.c.

6'1 x 2'7 approx (1.85m x 0.79m approx)

Obscure UPVC double glazed window to the rear, wood effect tiled flooring, ceiling light, low flush w.c. and sliding door.

### First Floor Landing

6'1 x 11'1 approx (1.85m x 3.38m approx)

Carpeted flooring, painted balustrade, loft access hatch, panelled walls and doors to:

### Bedroom 1

14'6 x 12'2 approx (4.42m x 3.71m approx)

UPVC double glazed windows to the front and rear, carpeted flooring, radiator, ceiling light point and a wall with open wardrobes for storage with rails and shelves.

### Bedroom 2

14'7 x 9' approx (4.45m x 2.74m approx)

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

### Bedroom 3

8'7 x 8'1 approx (2.62m x 2.46m approx)

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

### Outside

To the front of the property there is a large Presscrete driveway for 2/3 vehicles, hedge to the boundaries with trees, courtesy lighting and access to the large metal storage shed.

To the rear there is a lawned garden with shrubs and trees to the borders and fencing to the boundaries.

### Metal Shed

9'5 x 15' approx (2.87m x 4.57m approx)

Ideal for storage, with lighting and power.

### Wooden Outhouse

15'3 x 7'5 approx (4.65m x 2.26m approx)

Built by the current owners and is insulated. Could be used as a home office, gym or bar. Could be reconnected with power as does have sockets etc.

### Directions

Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue where the property can be found on the left. 8767AMJG

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

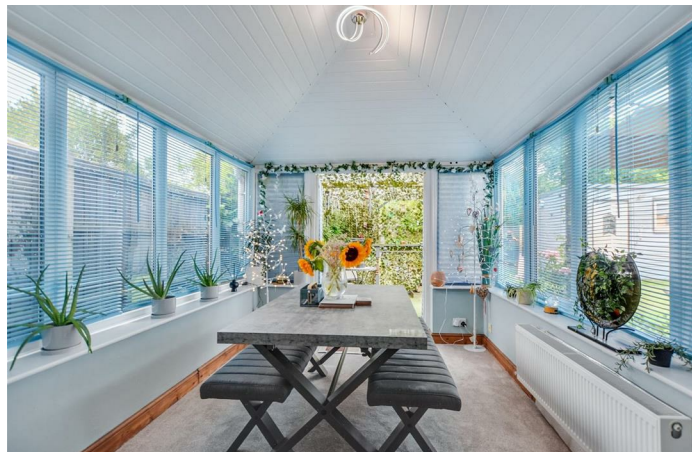
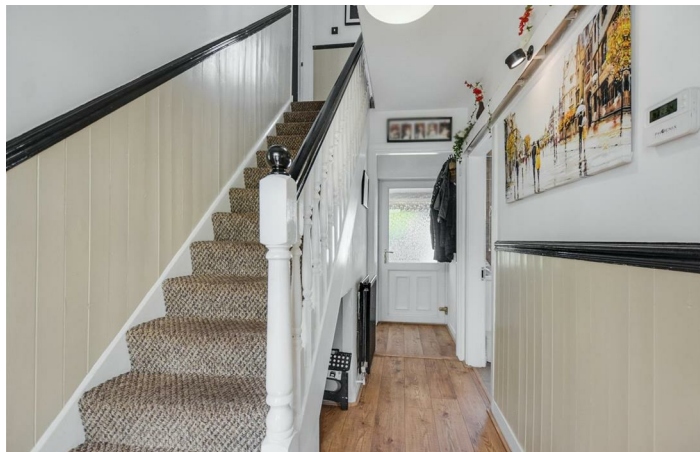
Flood Risk – No flooding in the past 5 years

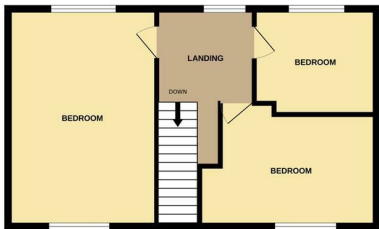
Flood Defenses – No

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		
		76
	56	
England & Wales 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		
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.