



Cedar Avenue,
Long Eaton, Nottingham
NG10 3JQ

£300,000 Freehold



Robert Ellis are delighted to bring to the market this beautifully presented box bay fronted semi detached property which has undergone a comprehensive refurbishment by the current owners. Every room has been thoughtfully designed and finished to create a home that perfectly blends modern styling with practical family living. The accommodation is entered via an impressive hallway with elegant panelling, contemporary décor and a striking staircase creating an immediate sense of quality. To the front of the property is a spacious lounge, beautifully presented with bespoke display shelving, a feature fireplace and a large bay window allowing natural light to flood the room.

At the heart of the home is a stunning open plan kitchen diner, fitted with a range of contemporary shaker-style units, complemented by stylish worktops, an island breakfast bar and feature lighting. The dining area enjoys views over the rear garden and French doors opening onto the patio, making it the perfect space for both family life and entertaining. The ground floor is further enhanced by the convenience of a downstairs WC.

To the first floor are three well proportioned bedrooms and a luxurious four piece family bathroom, beautifully finished with marble-effect wall panelling, a freestanding bath, separate walk-in shower with brushed gold fittings and contemporary vanity units, creating a true hotel-style feel.

Externally, the property benefits from off road parking to the front, whilst to the rear there is a beautifully landscaped garden featuring a lawn, gravelled pathways and an impressive timber pergola seating area, providing the ideal setting for relaxing and entertaining throughout the warmer months.

An internal viewing is absolutely essential to fully appreciate the quality of finish, attention to detail and exceptional accommodation this outstanding home has to offer.



Entrance Hallway

Double glazed door to the front, stairs to the first floor with runner, vertical radiator, laminate flooring. Door to lounge.

Lounge

16'11 into bay x 9'4 (4.90m into bay x 2.84m)

Media wall with integrated electric flame effect fire, double glazed box bay window to the front, two radiators, laminate flooring, downlights on the media wall and shelving. Double doors to kitchen diner.

Kitchen Diner

17'4 x 9'8 (5.28m x 2.95m)

The kitchen has a double glazed window to the side, double glazed patio doors to rear garden, sink and drainer, matching wall and base units, space for an American-style fridge, integrated electric oven, four ring induction hob, integrated dishwasher, space and plumbing for a washing machine, laminate flooring, two vertical radiators. Door to WC.

W.C.

Double glazed window to the side, low level WC, wash hand basin, laminate flooring.

First Floor Landing

Double glazed window to the side, loft access. Doors to bedrooms and bathroom.

Bedroom 1

10'9 max x 14'11 into bay (3.28m max x 4.55m into bay)

Double glazed box bay window to the front, radiator, panelled wall.

Bedroom 2

10'9 max x 10'8 (3.28m max x 3.25m)

Double glazed window to the rear, radiator.

Bedroom 3

8'4 x 5'10 (2.54m x 1.78m)

Double glazed window to the front, radiator.

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Double glazed frosted glass window to the rear, single

shower cubicle with shower running off the mains with rainwater shower head, free standing bath with tap overhanging, low level WC, vanity wash hand basin, laminate floor, extractor fan.

Outside

The rear garden has a large tiered decking area with steps leading down to the garden which has a woodchip section, gravel pathway, mainly laid to lawn, a pergola covering the decking area and outdoor metal shed providing outdoor storage. To the front, there is a drop kerb leading to a tarmac driveway with double gates to the rear.

Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Cedar Avenue can be found as a turning on the left.

9380CO

Agents Notes

The EPC was carried out prior to any improvement works.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 79mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

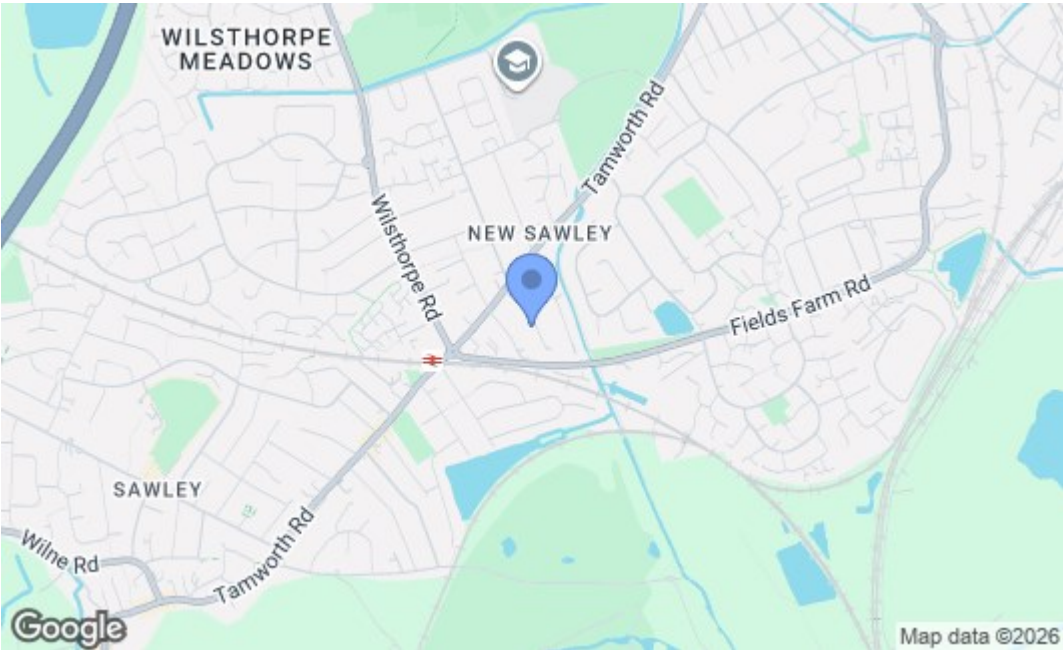
Flood Defenses – No

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		
		81
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		
		30
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.