Robert Ellis

look no further...







Ashview Close,
Long Eaton, Nottingham
NG10 3QA

£225,000 Freehold



A WELL-PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET CUL-DE-SAC, WITH DRIVEWAY, GARAGE AND NO UPWARD CHAIN

Situated in a peaceful cul-de-sac on Ashview Close, this two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking comfortable single-storey living in a convenient location. Ideally positioned within easy reach of local transport links and just a short distance from the popular village of Breaston, the property offers well-proportioned accommodation, off-road parking and a private enclosed rear garden. Benefitting from gas central heating and double glazing, the bungalow offers plenty of scope for a purchaser to personalise and put their own stamp on, making it an appealing prospect for a variety of buyers. Offered for sale with NO UPWARD CHAIN, an early viewing is highly recommended.

The accommodation comprises an entrance hall with a door leading through to the lounge, featuring a fireplace and double doors opening into the inner hall. From here, access is provided to the breakfast kitchen, which is neutrally presented and incorporates a selection of integrated appliances, together with two well-proportioned double bedrooms and a bathroom. Externally, the property benefits from a block-paved driveway to the front, providing off-road parking and leading to the garage, with additional parking available behind metal double gates. To the rear, there is an enclosed and private garden, featuring a selection of established shrubs and offering a pleasant outdoor space to enjoy.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links with Long Eaton town centre just a short drive away where supermarkets and healthcare facilities can be found. In addition to the road links, East Midlands Airport and Long Eaton railway station are equally just a short drive from this superb family home.





Entrance Hall
3'11" x 3'11" approx (1.21m x 1.21m approx)
UPVC double glazed door to the front with inset obscure glazed panel and window to the side, carpeted flooring, ceiling light, dado rail, open to:

Lounge/Dining Room
18'11" x 11'6" approx (5.77m x 3.52m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, two ceiling lights, two wall lights, coving, dado rail, TV and telephone points, Adam style fireplace with inset gas fire, hearth and surround. Double opening glazed doors to:

Inner Hall
2'6" x 12'8" approx (0.78m x 3.88m approx)
Carpeted flooring, loft access hatch, ceiling light, alarm panel and doors to the kitchen, bathroom, two bedrooms and airing/storage cupboard.

Bathroom
7'3" x 6'0" approx (2.21m x 1.85m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, double radiator, recessed ceiling spotlights, extractor fan, low flush w.c., pedestal wash hand basin, part tiled walls, panelled bath with jets and tiled splashbacks, electric Mira shower above.

Bedroom 1
10'11" x 11'5" approx (3.33m x 3.5m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in wardrobes and overbed storage, shelving and drawers to two walls and above the bed, bedside tables, vanity station with drawers and shelving.

Bedroom 2
9'8 x 8'10 approx (2.95m x 2.69m approx)
With UPVC double glazed French doors onto the garden, carpeted flooring, ceiling light and radiator.

Breakfast Kitchen
9'6" x 12'3" approx (2.9m x 3.75m approx)
UPVC double glazed window to the front, UPVC double glazed door to the rear with inset obscure glazed panel and panel to the side, carpeted flooring, ceiling light, radiator. The kitchen comprises of white gloss Shaker style wall, base and drawer units with gold handles to four walls and laminate work surface over with tiled splashback, inset white composite sink and drainer with a swan neck mixer tap, integral oven and four ring gas hob with extractor over, breakfast bar area with stools, space for a washing machine, integral under-counter fridge and freezer.

Outside
There is a block paved driveway to the front leading to the entrance door with a small lawned area and driveway for at least two vehicles, courtesy lighting, secure metal gate leading to the garage with further parking and an outside tap.

To the rear the garden has a patio area, established shrubs and plants.

Garage
Up and over metal door to the front, lighting and power and storage in the eaves. Door to the side.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over towards Breaston. Turn left into Eaton Grange Drive, left into Ashview Close and then left again where the property can be found at the bottom of the cul-de-sac.
9636JG

Council Tax
Erewash Borough Council Band C

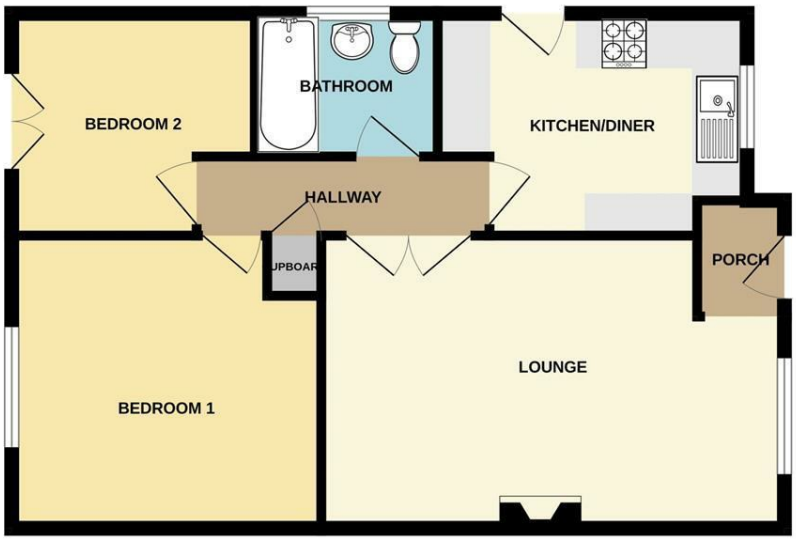
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband –
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

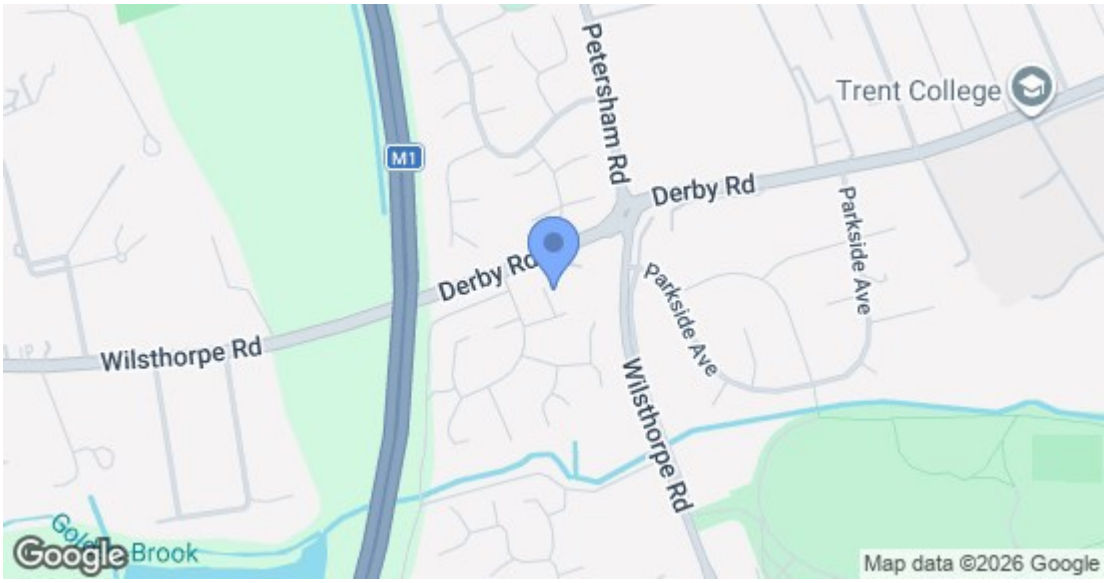


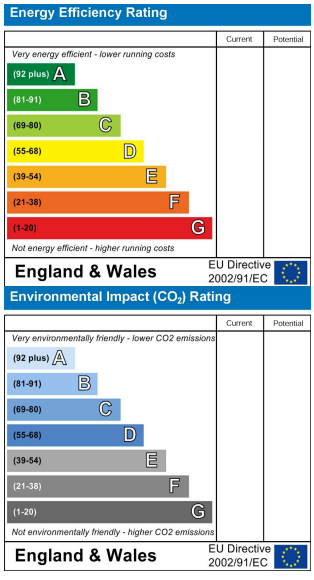


Robert Ellis
ESTATE AGENTS

GROUND FLOOR







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818