



Chesterfield Avenue,  
Long Eaton, Nottingham  
NG10 2DT

**Price Guide £230-240,000**  
**Freehold**

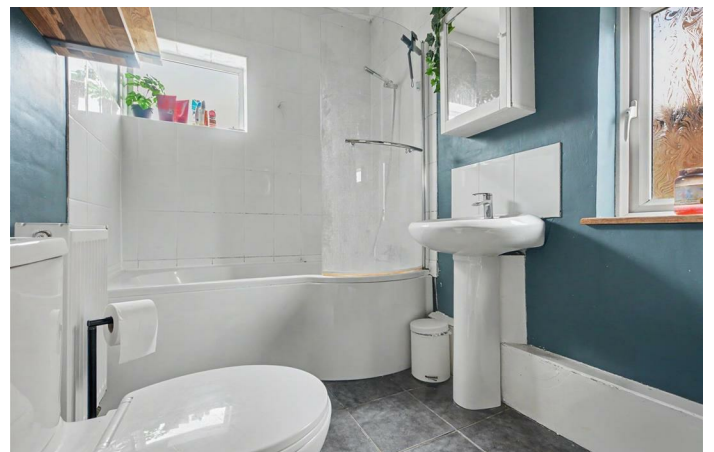


A BEAUTIFULLY PRESENTED TRADITIONAL YET CONTEMPORARY THREE-BEDROOM SEMI-DETACHED HOUSE WITH FURTHER POTENTIAL TO EXTEND, SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO EXCELLENT AMENITIES IN LONG EATON.

Offering stylish and spacious accommodation throughout, this ready-to-move-into home perfectly blends character features with modern finishes, making it ideal for families and professional buyers alike. The property benefits from previously approved planning permission for a double-storey side extension, providing exciting potential to create an additional reception room together with a fourth bedroom and further bathroom to the first floor, significantly enhancing the already generous living space. Internally, the home showcases a wealth of attractive features including a cosy log burner, elegant panelled walls and a recently refitted contemporary kitchen complete with a range cooker, creating the perfect heart of the home for entertaining and family living. Being situated in a friendly neighbourhood, the accommodation is complemented by well-proportioned bedrooms, a stylish interior throughout and a layout designed for modern living. Being offered for sale with no upward chain, this fantastic property presents a rare opportunity to purchase a characterful home with future potential in one of Long Eaton's most convenient and desirable locations.

Entering into the entrance hall, there is a door leading into the bay-fronted lounge featuring a lovely log burner and a large understairs storage cupboard. The downstairs internal doors are original stripped wooden doors, adding character and charm to the home. A further door leads into the breakfast kitchen, fitted with new contemporary units, a large range cooker, and access out to the rear garden. The dual-aspect bathroom is fitted with a P-shaped panelled bath with shower over. To the first floor, the landing leads to three bedrooms, with the master bedroom benefiting from a large built-in wardrobe and a window overlooking the front. The property also benefits from gas central heating and double glazing throughout. Outside, the property is set back from the road behind a hedge providing additional privacy, with a block-paved driveway to the right-hand side. A full-width panelled fence with a lockable gate leads through to the sunny enclosed rear garden, which features a lawn, established sleeper planting beds, a storage shed, and a summerhouse. This contemporary home also retains a number of lovely original features throughout.

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.



### Entrance Hall

UPVC double glazed door to the front with inset glazed panel, vinyl flooring, double radiator, ceiling light, telephone point, panelled walls with stairs to the first floor, door to:

### Lounge

16'4 x 13'6 approx (4.98m x 4.11m approx)

UPVC double glazed bay window to the front, laminate flooring, double radiator in a housing, picture rail, ceiling light, telephone and TV points, log burner with a tiled hearth and beam over, large understairs storage cupboard and door to:

### Kitchen

10'9 x 9'4 approx (3.28m x 2.84m approx)

UPVC double glazed door with inset glazed panel and a window to the rear, grey tiled floor, ceiling light, with a range of recently re-fitted white Shaker style wall, drawer and base units to three walls with laminate wood effect work surfaces and splashbacks, under counter lighting, ceramic sink with black pre-wash mixer tap, feature Range cooker with six ring gas burner, splashback and extractor over, integral slim-line dishwasher, space for an under counter fridge and space for a washing machine, USB plug points and a door to:

### Bathroom

9'4 x 5'6 approx (2.84m x 1.68m approx)

Obscure UPVC double glazed windows to the rear and side, tiled flooring, double radiator, low flush w.c., pedestal wash hand basin with a mixer tap and a P shaped panelled bath with white tiled splashbacks, shower above and glass curved screen.

### First Floor Landing

7' x 6'3 approx (2.13m x 1.91m approx)

UPVC double glazed window to the side, carpeted flooring with a running on the stairs, contemporary half panelled walls, loft access hatch and new internal doors to:

### Bedroom 1

10'3 x 13'7 approx (3.12m x 4.14m approx)

UPVC double glazed window to the front, double radiator, carpeted flooring, ceiling light, cast iron fireplace with inset shelving, telephone point, large walk-in cupboard with lighting and a window to the front.

### Bedroom 2

9'1 x 12'1 approx (2.77m x 3.68m approx)

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

### Bedroom 3

7'6 x 8'9 approx (2.29m x 2.67m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light, USB plug points and storage cupboard.

### Outside

To the front of the property there is a block paved driveway and a pebbled area, there is hedging for privacy and a gate leading to the rear.

To the rear there is a patio area, lawned garden, shed, sleeper planter bed, block paved area down the right hand side and a summerhouse, the garden is fully enclosed with fencing and walls and there are beautiful panelled gates leading to the side. There is also a handy woodstore.

### 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 right.

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### Agents Notes

There are AI photos on this property.

### 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 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

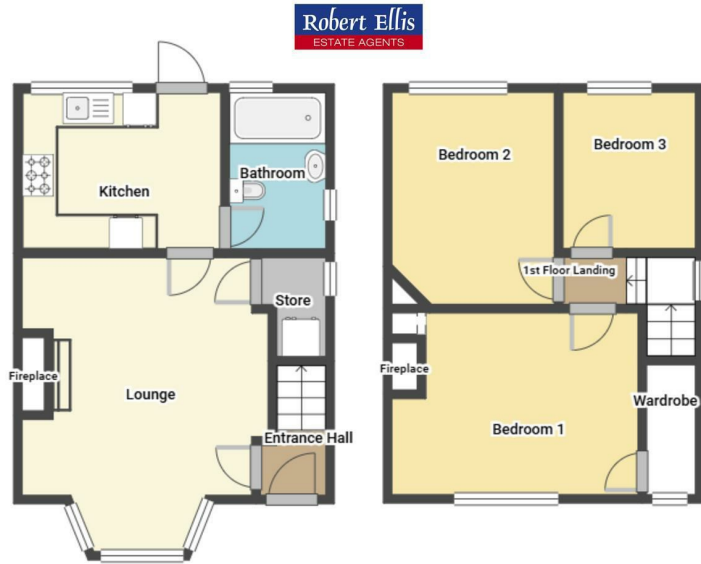
Flood Defenses – No

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		63	
(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.