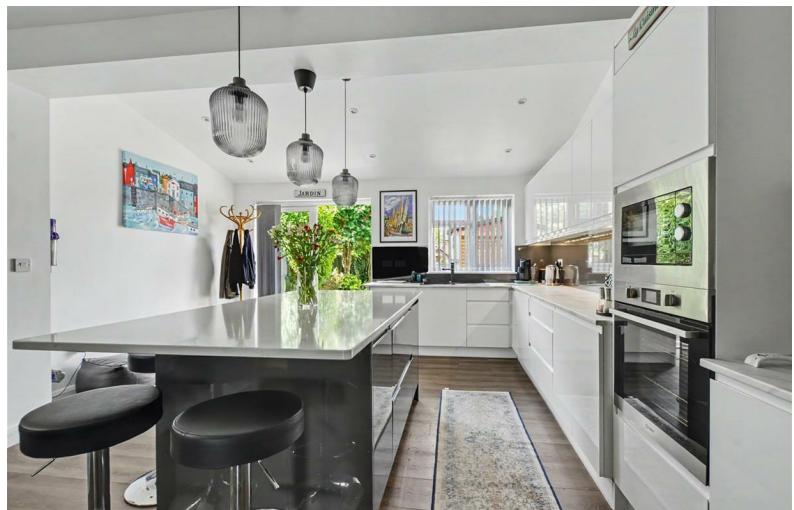




Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LZ

£269,950 Freehold



A WELL PRESENTED EXTENDED FAMILY HOME WITH OPEN PLAN LIVING, GENEROUS REAR GARDEN AND DRIVEWAY TO THE FRONT.

Robert Ellis are delighted to market this semi detached property that is likely to appeal to families seeking space and a practical living environment. The entrance hallway provides access to the living room and stairs rising to the first floor. The living room benefits from a multi fuel burner with an Adam style fire surround and door leading to the dining area. The dining areas opens to the kitchen area with a vaulted ceiling, a modern fitted kitchen with integral appliances and a large kitchen island ideal for entertaining and socialising. The utility room which is off the dining area has a door accessing the cloakroom.

The first floor landing leads to the three double sized bedrooms and modern fitted bathroom. There is a driveway to the front providing off road parking and gate access to the rear garden. The rear garden is another great feature to this property, it is fully enclosed and offers excellent privacy and has a covered seating area and various stores.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite entrance door with decorative light panel within, radiator, stairs to the first floor, consumer unit and doors to:

Living Room

13'5" plus bay x 13'6" into recess approx (4.1m plus bay x 4.14m into recess approx)

UPVC double glazed bay window to the front, coving, picture rail, radiator, Adam style wooden surround with multi fuel burner sat upon a marble hearth, sliding door to:

Dining Area

10'10" x 8'5" approx (3.32m x 2.58m approx)

Ceiling spotlights, wood effect laminate flooring, radiator, open to kitchen and door to the utility.

Kitchen Area

19'10" x 15'2" approx (6.05m x 4.63m approx)

Obscure UPVC double glazed panel to the side, radiator, vaulted ceiling with ceiling spotlights, continuation of the wooden laminate flooring, UPVC double glazed window and French doors to the rear. The kitchen has white high gloss handle-less wall, base and drawer units with laminate work surfaces over, acrylic splashback, under-cabinet lighting, integrated Bosch single electric oven and a single electric combination over, induction hob with extractor over, space for an American style fridge, black sink and drainer with matching mixer tap, integrated dishwasher, island with a quartz work surface, providing seating for 5, with drawers and cupboards under.

Utility Room

5'6" x 8'9" approx (1.7m x 2.69m approx)

Obscure UPVC double glazed window to the side, wall mounted combi boiler, laminate work surfaces with plumbing and space for a washing machine and space for a tumble dryer, tiled floor, heated towel rail, vanity wash hand basin with chrome mixer tap, tiled splashback, door to:

Cloaks/w.c.

4'7" x 2'11" approx (1.42m x 0.89m approx)

Obscure UPVC double glazed window to the side, low flush w.c., radiator, half tiled walls, continuation of the grey floor tiles from the utility.

First Floor Landing

Obscure double glazed window to the half landing, first floor landing with access hatch with pull down ladder to the part boarded loft space with power and light. Panelling to dado height and doors to:

Bedroom 1

10'3" x 13'7" approx (3.14m x 4.16m approx)

UPVC double glazed window to the front, radiator, picture rail and door to:

En-Suite w.c.

2'11" x 4'7" approx (0.9m x 1.4m approx)

Obscure UPVC double glazed window to the front, tiled floor, radiator, half tiled walls, low flush w.c., vanity wash hand basin with chrome mixer tap.

Bedroom 2

8'11" x 12'0" approx (2.73m x 3.67m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 3

9'7" x 10'8" approx (2.94m x 3.26m approx)

UPVC double glazed window to the rear, radiator.

Bathroom

8'4" x 4'9" approx (2.55m x 1.46m approx)

Obscure UPVC double glazed window to the side, ceiling spotlights, wooden panelling to the ceiling, tiled walls and floor, three piece white suite comprising of a shower bath with glass shower screen and stainless steel mains flow shower and chrome mixer tap, low flush w.c., vanity wash hand basin with chrome mixer tap, grey heated towel rail, pocket door.

Outside

To the front of the property there is off road parking and a low level fence to the boundary.

To the rear there is a paved patio seating area, decorative chippings, block paved pathway, external lighting and tap, wooden gate to the front, covered seating area with power and light. Artificial lawn, store area, decorative chippings, wooden shed and further paved area. Hedgerow to one side boundary and wooden fence to the remaining.

Store Area

8'11" x 7'8" approx (2.73m x 2.35m approx)

With a glazed window to the side, power and light.

Wooden Shed

11'8" x 11'3" approx (3.58m x 3.44m approx)

With power and light.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue where you will find the property on the left hand side.
9469MH

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 11mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, Three, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

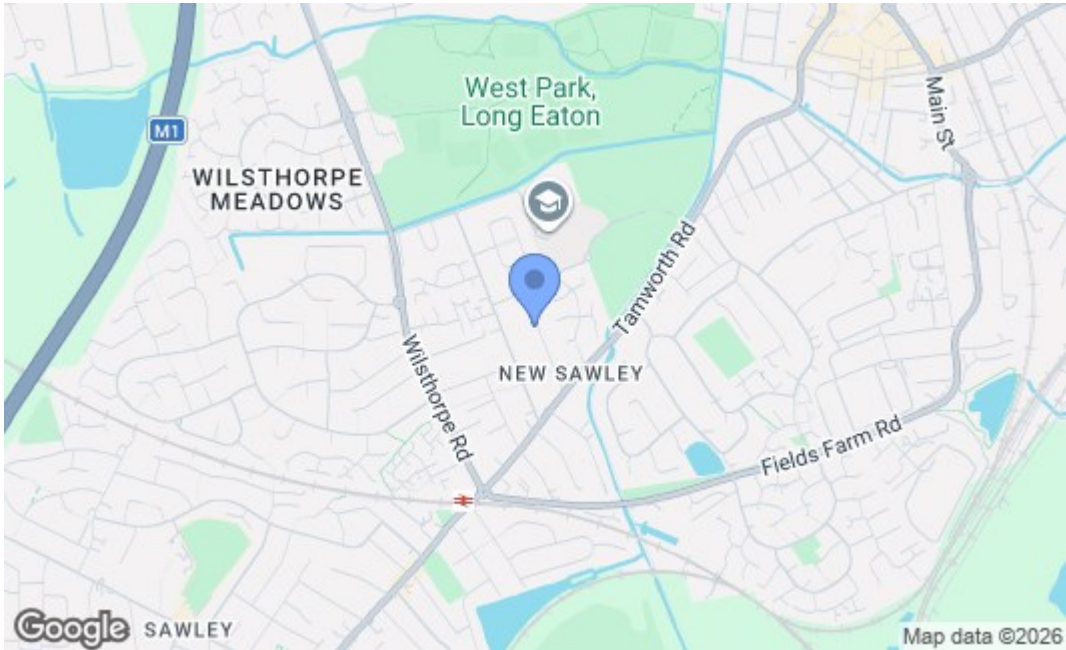
Flood Defenses – No

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		
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		
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.