



Dovedale Avenue,  
Long Eaton, Nottingham  
NG10 3HU

**O/O £225,000 Freehold**



THIS EXTENDED FOUR BEDROOM HOME IS SITUATED ON THIS MOST SOUGHT AFTER ROAD WITHIN THE DALES ESTATE AREA OF LONG EATON, BEING SOLD WITH NO UPWARD CHAIN!

Being positioned on Dovedale Avenue, this extended four bedroom property provides a lovely home which will suit a whole range of buyers, from people purchasing their first property through to those who might want a four bedroom house which is located close to excellent local schools and other amenities and facilities. With the fantastic condition of the property, being ready to move straight into, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof with well proportioned accommodation derives all the benefits from having gas central heating with designed radiators and double glazing and has a fantastic open ling space to the front and rear which has a fully fitted kitchen. The property is entered through the front door into a porch that follows to the main reception hall with the under-stairs storage cupboard, doors to the through lounge and door into the kitchen with doors leading out to the rear garden. To the first floor the landing leads to the four bedrooms and the beautiful bathroom has a P-shaped panelled bath with shower over. The rear garden which is kept private by having fencing to the three boundaries, a car port along with a garage and an outside shed.

The property is within easy reach of shopping facilities found in 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 with Dovedale infant and primary school being just a short walk down the road, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, 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.



### Porch

Sliding double glazed door to the front and door with glazed panel to the side leading into:

### Entrance Hall

11'3" x 6'2" approx (3.43m x 1.88m approx)

Carpeted flooring, understairs cupboard, radiator, ceiling light, stairs to the first floor and doors to:

### Lounge

12'9" x 10' approx (3.89m x 3.05m approx)

Double glazed window with fitted blinds to the front, radiator, carpeted flooring, electric fireplace with marble effect hearth and a TV point.

### Dining Room

9' x 10' approx (2.74m x 3.05m approx)

Sliding double glazed patio doors to the conservatory, carpeted flooring and door to the kitchen.

### Conservatory

9' x 10' 1ppaorx (2.74m x 3.05m 0.30mppaorx)

Double glazed windows surrounding and sliding door to the rear garden, carpeted flooring.

### Kitchen

10'4" x 7'3" approx (3.15m x 2.21m approx)

Shaker style wall, drawer and base units with work surfaces over, space for a washing machine, integrated oven and four ring gas burner, wall mounted boiler (4 years old) housed in a matching wall cupboard, built-in dishwasher, space for an American style fridge freezer, double glazed window to the side and double glazed door to the rear.

### First Floor Landing

7'8" x 6'3" approx (2.34m x 1.91m approx)

Access hatch to the boarded and insulated loft space and doors to:

### Bedroom 1

13'4" x 9'1" approx (4.06m x 2.77m approx)

Double glazed window to the front, carpeted flooring, built-in wardrobes, radiator and TV point.

### Bedroom 2

21' x 7'9" approx (6.40m x 2.36m approx)

Double glazed windows to the front and rear, radiator.

### Bedroom 3

10'8" x 9'9" approx (3.25m x 2.97m approx)

Double glazed window to the rear, carpeted flooring, radiator and airing/storage cupboard.

### Bedroom 4

6'5" x 10'3" approx (1.96m x 3.12m approx)

Double glazed window to the front, carpeted flooring, radiator.

### Shower Room

Three piece suite comprising of a pedestal wash hand basin, low flush w.c., walk-in shower cubicle with a mains fed shower, extractor fan, tiled walls, vinyl flooring, obscure double glazed window to the rear and a towel radiator.

### Outside

To the front of the property there is a block paved drive providing off road parking and a slate chipped area with shrubs to the borders.

The rear garden has a block paved patio, lawned garden, pathway, shrubs to the borders and fencing to the boundaries.

### Garage

The garage/store is access through a concealed car port with an up and over door. The garage has an up and over door, window and personnel door to the side.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, at the second mini island turn right into Dovedale Avenue and follow the road around where the property can be found on the right hand side.

9404JM

### Agents Notes

There are AI photos on this property.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 60mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2, Three

Sewage – Mains supply

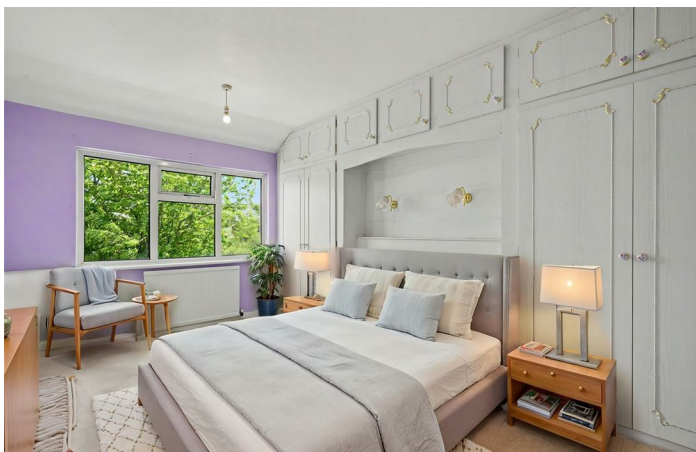
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



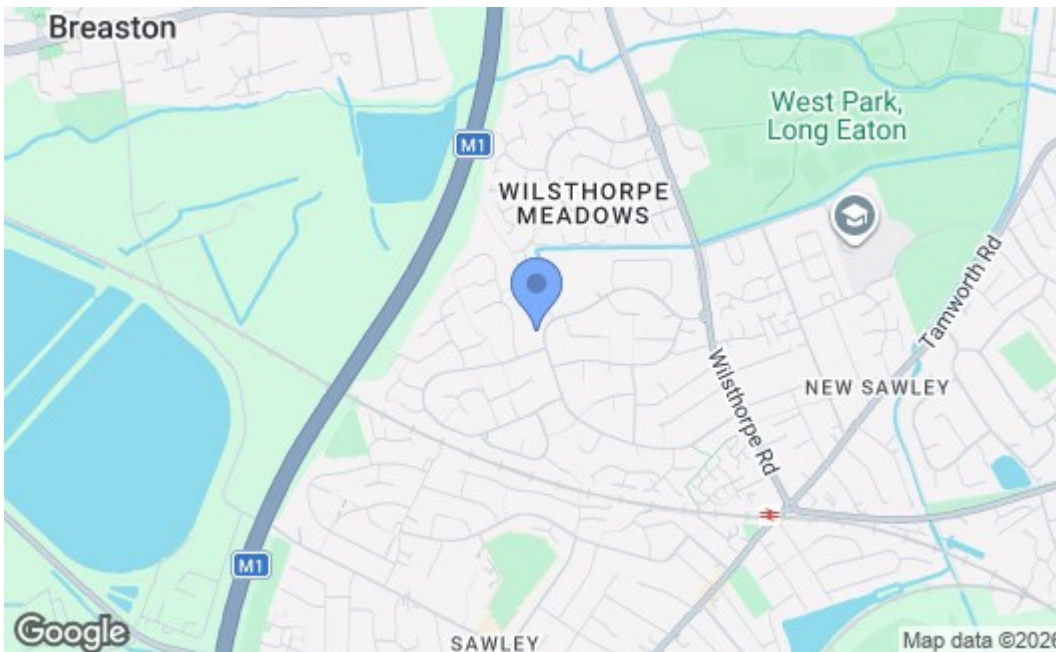
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.



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			
		69	81
<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.