



Dovedale Avenue,
Long Eaton, Nottingham
NG10 3HP

O/O £375,000 Freehold



A THREE BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION WITH PLANNING PERMISSION TO EXTEND FURTHER TO THE SIDE.

Robert Ellis are pleased to bring to the market this spacious and beautifully presented family home, offering versatile accommodation in a highly sought-after location. The property provides a welcoming entrance hall, a comfortable lounge with bay window and feature media wall, a ground floor shower room, and a superb open-plan breakfast dining kitchen with fitted units, integrated appliances and bi-folding doors opening onto the rear garden. There is also a separate utility room providing additional convenience for modern family living. To the first floor there are three well-proportioned bedrooms and a contemporary family bathroom.

The property stands back from the road with off-road parking to the front, and double gates leading down the side providing access to the landscaped rear garden, which offers an ideal space for outdoor entertaining. There is also existing planning permission for a side extension, allowing the next owner the option to further enhance the living space if desired.

Situated on the popular Dales Estate, the property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre. There are schools for all ages, healthcare and sports facilities nearby, and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton train station is just a short walk away and the A52 provides easy access to both Nottingham and Derby.



Entrance Hall

Composite front entrance door and windows, LVT flooring, stairs to the first floor with a glass banister, storage underneath the staircase, coving to the ceiling, radiator and doors to:

Lounge

12'6 x 10'8 approx (3.81m x 3.25m approx)

UPVC double glazed bay window to the front, radiator, coving to the ceiling, media wall with spotlights, TV point and fire.

Shower Room

Walk-in shower cubicle with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, LVT flooring, extractor fan and low flush w.c.

Utility Room

7'1 x 5'10 approx (2.16m x 1.78m approx)

Wall and base units with marble effect work surface over, plumbing for an automatic washing machine, spotlights, power sockets with USB points, LVT flooring.

Open Plan Breakfast Kitchen

11'8 to 18'2 x 28'8 approx (3.56m to 5.54m x 8.74m approx)

A beautifully presented navy blue kitchen with wall, base and drawer units with a marble effect work surface and silver handles, plinth heater, ceramic sink and drainer with mixer tap over, eye level oven and microwave, built-in dishwasher, LVT flooring, spotlights, splashbacks, two Velux windows and bi-fold doors to the rear garden. There is an island with storage either side and breakfast bar, induction hob and built-in extractor. Built-in fridge and separate freezer, coving to the ceiling, radiator and TV point. Door to:

First Floor Landing

UPVC double glazed window to the side, door to storage cupboard housing the gas central heating boiler, access to the loft, glass banister, coving to the ceiling and doors to:

Bedroom 1

14'2 x 10'8 approx (4.32m x 3.25m approx)

UPVC double glazed bay window to the front, fitted wardrobes, radiator and coving to the ceiling.

Bedroom 2

11'6 x 10'2 approx (3.51m x 3.10m approx)

UPVC double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

9'2 x 7'6 approx (2.79m x 2.29m approx)

UPVC double glazed window to the rear, radiator and overstairs storage cupboard.

Bathroom

Three piece suite comprising of a P shaped bath with mains fed shower having a waterfall shower head and hand held shower, pedestal wash hand basin, low flush w.c., modern black towel rail, fully tiled walls and splashbacks, tiled floor, two UPVC double glazed windows to the rear and spotlights.

Outside

To the front of the property there is off road parking and a gravelled area, privately enclosed with hedged and fenced boundaries. There are double gates to the side leading to the rear and an outside tap.

Immediate to the property at the rear there is a patio area with gravelled borders and a path leading to the bottom of the garden with a lawn either side. There is a rockery and trees at the bottom of the garden and the garden is privately enclosed with fenced boundaries. There are outside lights and power points.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue following the road around and the property can be found on the left as identified by our for sale board.

8939AMCO

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 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

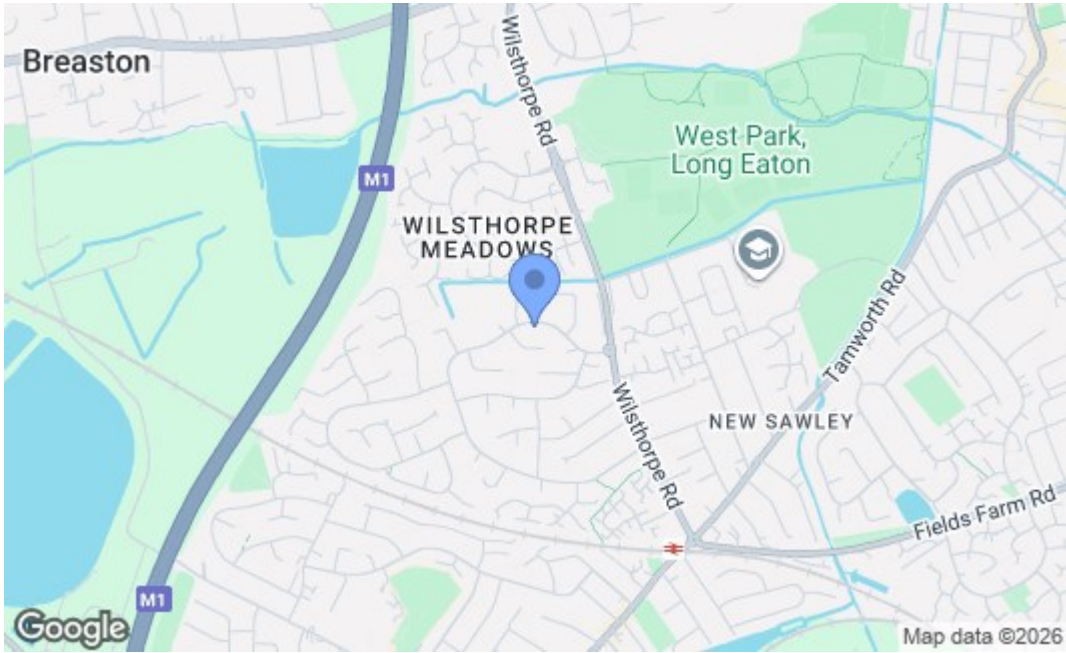
Flood Defenses – No

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		81
(69-80) C		
(55-68) D	66	
(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.