



Chesterfield Avenue,
Long Eaton, Nottingham
NG10 2DT

Price Guide £225-235,000

Freehold

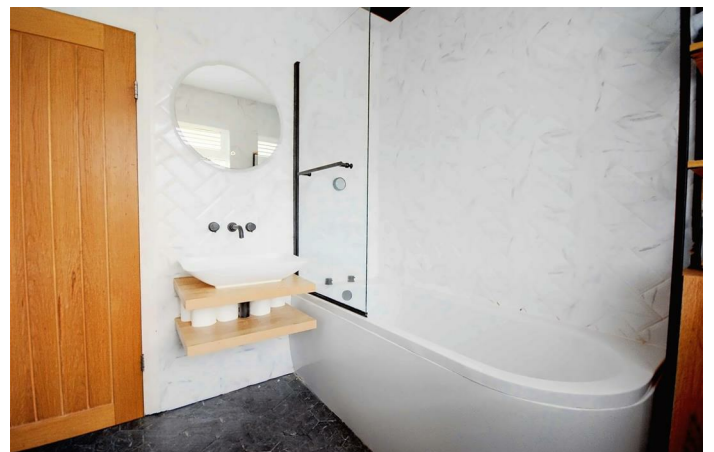


THIS IS A FULLY REFURBISHED AND TASTEFULLY FINISHED TRADITIONAL SEMI DETACHED HOME WHICH IS SITUATED ON A GOOD SIZE PLOT IN A QUIET CUL-DE-SAC.

Being situated at the end of Chesterfield Avenue, this traditional semi detached property offers a stunning home which we are sure will appeal to a whole range of buyers, from those buying their first property to people who might be downsizing and looking for a property which is ready to move into without having to carry out any work whatsoever. The property has a very quiet location, but is within easy reach of the centre of Long Eaton and therefore accessible to all the amenities and facilities offered by the town centre and surrounding area. For the quality and size of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property also benefits from having block paved parking at the front which helps to provide the property with a very neat appearance and there is a detached garage positioned at the bottom of the rear garden which is accessed from a road at the rear of the property.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully decorated accommodation derives all the benefits from having gas central heating and double glazing and is entered through a stylish composite front door into the reception hall, there is a lounge/sitting room which has a log burning stove incorporated within the chimney breast and a box bay window to the front, the L shaped dining kitchen is exclusively fitted with navy blue silk finished handle-less units and granite work surfaces with integrated appliances and there are double opening French doors leading out to a decked area at the rear from the dining kitchen. To the first floor the landing leads to the two double bedrooms and the luxurious bathroom which is fully tiled and has a white suite complete with a mains flow shower over the bath. Outside there is the double width block paved parking area at the front of the house and the private rear garden which has a decked area leading onto a lawn which has good quality fencing to the two side boundaries and at the bottom of the garden there is a detached brick garage which has access from a road at the rear and next to the garage there is a pebbled area.

The property is within easy reach of the Asda, Tesco and Aldi stores and many other retail outlets found in the centre of Long Eaton, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the well regarded Clifford Gym in the centre of Long Eaton and West Park Leisure Centre and adjoining playing fields also being only a short drive away, walks at Meadow Lane and along the banks of the River Trent which leads to Attenborough Nature Reserve and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with two sensor outside lights leading through a stylish composite front door with an inset diamond shaped double glazed panel leading to:

Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, feature vertical radiator, brick effect tiled flooring and oak panelled doors leading to the lounge and kitchen.

Lounge/Sitting Room

13' plus bay x 10'10 approx (3.96m plus bay x 3.30m approx)

Having a double glazed box bay window with fitted blinds to the front, log burning stove set in a chimney breast with a wood effect mantle and slate hearth, feature radiator, cornice to the wall and ceiling, wooden flooring and recessed lights to the ceiling.

Dining Kitchen

16'6" x 10'2" approx (5.03m x 3.10m approx)

The kitchen is exclusively fitted with navy blue silk finished units with copper trim and has handle-less doors and drawers and includes a copper finished sink with a mixer tap and a Zanussi hob set in a granite work surface which extends to two sides and has a pull out recycling bin cupboard, cupboards having pull out carousels in the corner units, an AEG dishwasher, integrated automatic washing machine and three wide drawers below, matching eye level wall cupboards, Bosch eye level oven and combination/microwave oven with drawers below and cupboard above, upright integrated fridge/freezer, hood over the cooking area, double glazed window to the rear, feature radiator, tiled flooring extending across the whole of this open plan dining kitchen, double glazed double opening French doors leading out to a decked area at the rear and recessed lighting to the ceiling.

First Floor Landing

Opaque double glazed window with fitted blind to the side, hatch to loft and oak panelled doors leading to:

Bedroom 1

13' x 10' approx (3.96m x 3.05m approx)

Two double glazed windows with fitted blinds to the front, feature radiator, cornice to the wall and ceiling, built-in double wardrobe with cupboards over and a shelved recess.

Bedroom 2

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

Double glazed window with fitted blind to the rear, feature radiator and cornice to the wall and ceiling.

Bathroom

The luxurious bathroom is fully tiled and has a white suite including a curved panelled bath and overhead mains flow shower and glazed protective screen, hand basin with a wall mounted mixer tap set on a wooden work surface with a shelf below and a circular mirror with light to the wall above the sink, low flush w.c., feature towel radiator, tiled flooring, opaque double glazed window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a block paved double width driveway which provides off road parking for two vehicles and there is a gate to the left providing access via a path to the rear garden. There are two low level boundary walls to either side of the front parking area.

To the immediate rear of the house there is a decked seating area leading onto a long lawned garden which has quality fencing to both side boundaries and at the bottom of the garden there is a gravelled area and a garage which accessed from the road behind.

Brick Store

At the rear of the property there is a brick store which houses the Worcester Bosch gas boiler and provides excellent storage space.

Garage

18' x 8' approx (5.49m x 2.44m approx)

The concrete sectional garage has an up and over door to the front and a door to the side.

Directions

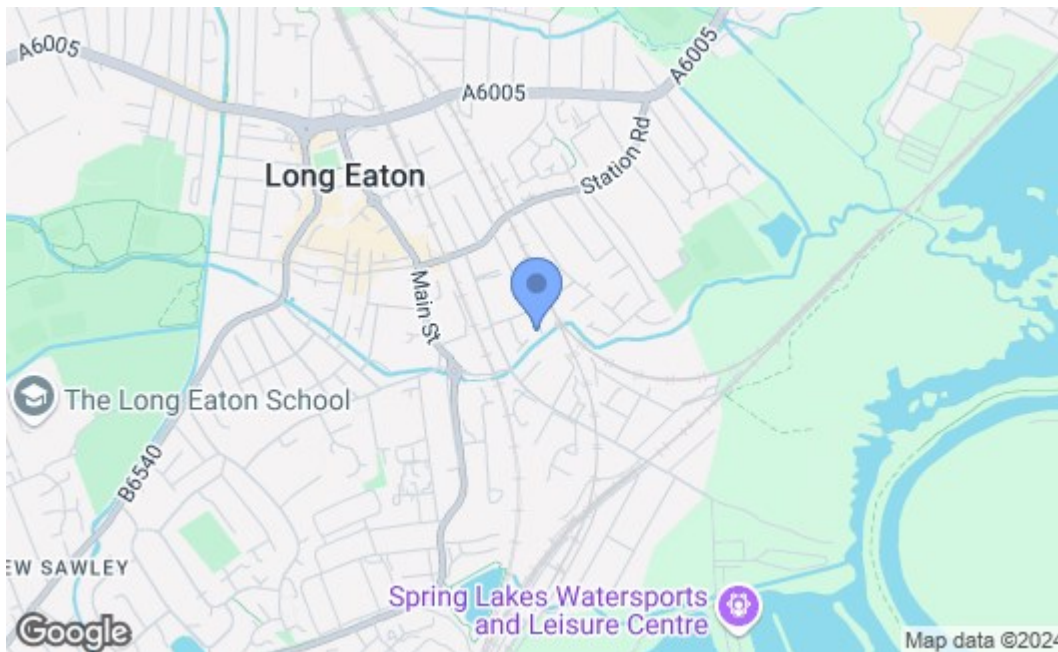
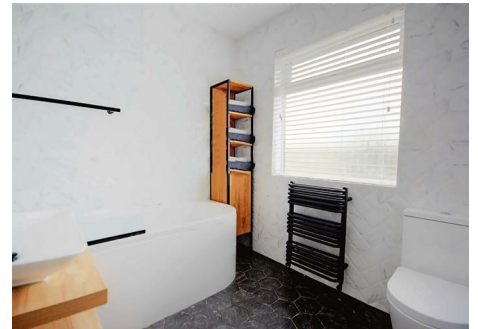
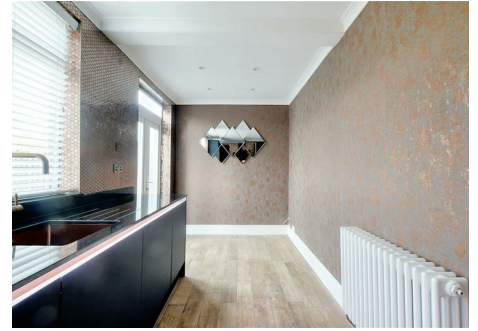
Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue where the property can be found on the right hand side.

7604AMMP

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		65	
(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.