



Hawthorne Avenue,
Long Eaton, Nottingham
NG10 3NG

£274,950 Freehold



A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING AND ENCLOSED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this well presented and spacious four bedroom mid-terraced property that would be perfect for a wide range of buyers including first time buyers, families and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with ample storage space throughout and the benefit of two parking spaces to the rear. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious entrance hallway with under stairs storage cupboard and access into the ground floor w.c., kitchen/diner with bay window and integrated cooking appliances and bright lounge with French doors overlooking and leading to the rear garden. To the first floor the landing leads to a modern three piece family bathroom suite and three generous bedrooms with one benefiting from fitted wardrobe space. To the second floor there is a private master suite with eaves storage, fitted wardrobes and a three piece ensuite shower room. To the exterior, the property is set back from the pavement via a small low maintenance garden and to the rear there is an enclosed garden with patio area, lawn, wooden storage shed and wooden gate leading to two allocated parking spaces for the property.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



Entrance Hall

Composite front door, laminate flooring, radiator, ceiling light.

Ground Floor w.c.

3'1 x 5'5 approx (0.94m x 1.65m approx)

Vinyl flooring, low flush w.c., pedestal sink, radiator, ceiling light.

Kitchen Diner

9'3 x 13'4 approx (2.82m x 4.06m approx)

UPVC double glazed bay window overlooking the front, vinyl flooring, radiator, wall and base units with work surfaces over, sink and drainer, space for fridge/freezer, space for dishwasher, space for washing machine, integrated electric oven, gas hob and overhead extractor fan, ceiling light.

Lounge

12'1 x 16'1 approx (3.68m x 4.90m approx)

UPVC double glazed window overlooking the rear and French doors overlooking and leading to the garden, laminate flooring, radiator, built in storage cupboard, ceiling light.

First Floor Landing

Carpeted flooring, built in storage cupboard, ceiling light and doors to bedrooms and bathroom.

Bedroom 2

13'6 x 9'4 approx (4.11m x 2.84m approx)

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

Bedroom 3

9'4 x 9'1 approx (2.84m x 2.77m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

Bedroom 4

10'8 x 6'4 approx (3.25m x 1.93m approx)

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

Bathroom

Having a white three piece comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin, part tiled walls, UPVC double glazed window and radiator.

Second Floor

Master Bedroom

9'6 x 19'2 approx (2.90m x 5.84m approx)

UPVC double glazed window overlooking the front, Velux window, carpeted flooring, radiator, painted plaster ceiling, eaves storage, fitted wardrobes, ceiling light.

En-suite

6'1 x 6'7 approx (1.85m x 2.01m approx)

Velux windows, vinyl flooring, single enclosed shower unit, low flush w.c., pedestal sink, radiator, ceiling light.

Outside

To the front of the property there is a small low maintenance garden.

To the rear there is an enclosed garden with patio area, lawn and wooden storage shed with a wooden gate leading to two allocated parking spaces.

Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Hawthorne Avenue can be found as a turning on the left hand side and the property can be identified by our for sale board.

8186RS

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 11mbps Superfast 71mbps

Ultrafast 1000mbps

Phone Signal – Three, 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

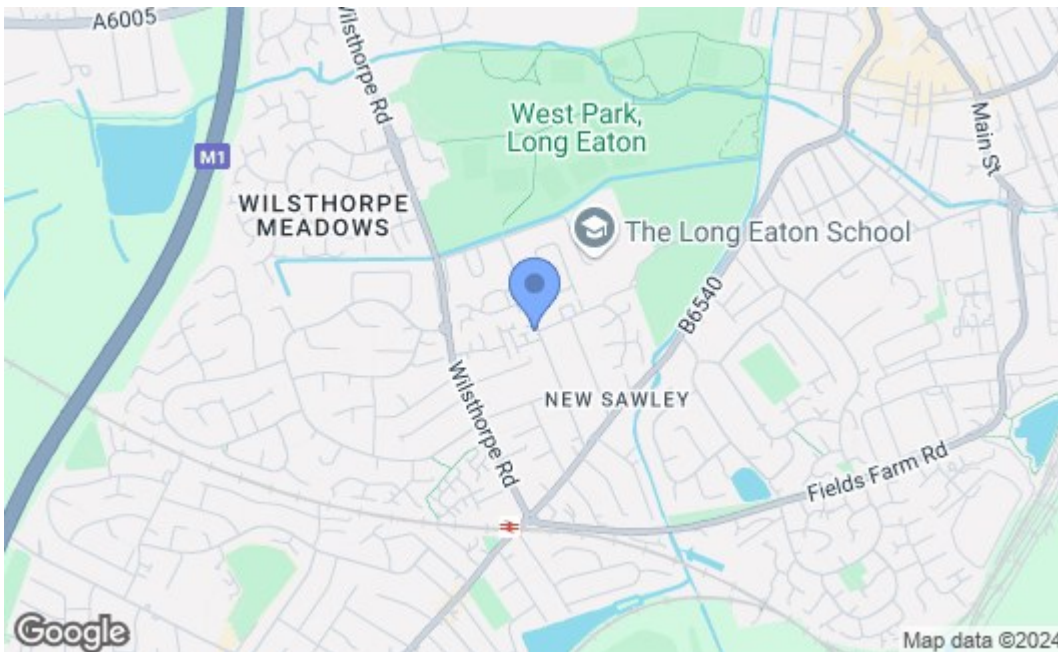
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA - 1121 sq.ft. (104.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(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.