



Cedar Avenue,  
Long Eaton, Nottingham  
NG10 3JQ

**£279,995 Freehold**

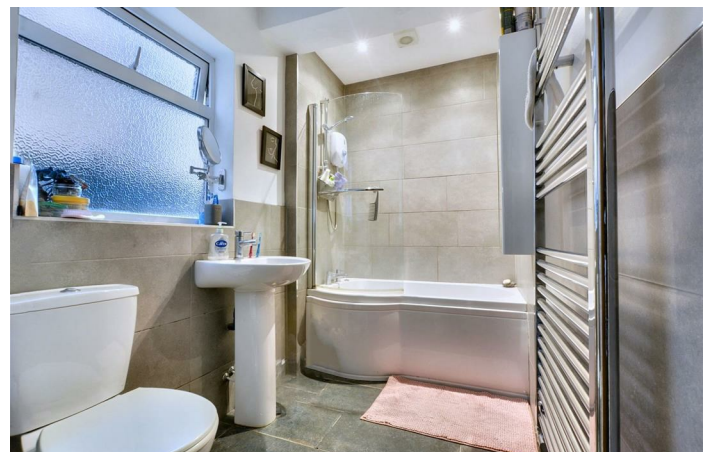
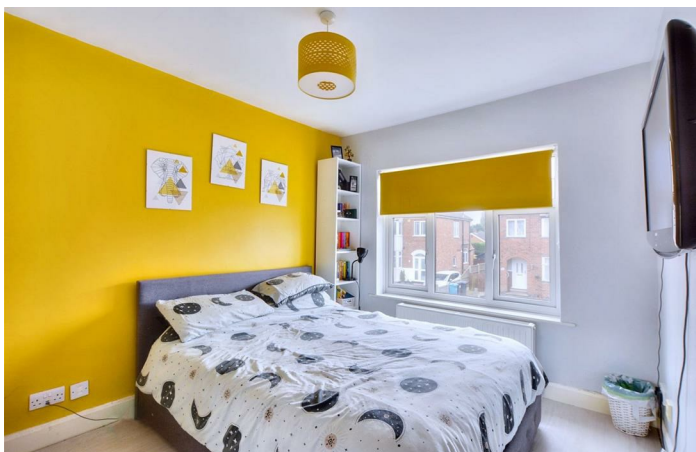


THIS IS AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this extended property on Cedar Avenue, which is located on a quiet cul-de-sac within easy reach of all the amenities and facilities provided by Long Eaton town centre and the surrounding area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations with render to the front under a pitched tiled roof and the well proportioned accommodation derives the benefit of having gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes a reception hall with doors leading to the lounge which is positioned at the front of the house and this has a bay window and feature fireplace, the living/dining kitchen with the kitchen area having a featured vaulted ceiling and is fitted with wood grain finished units and has French doors leading out to the patio at the rear and the bathroom is half tiled and has a shower over the bath position. To the first floor the landing leads to three good size bedrooms. Outside there is off road parking at the front for two vehicles and at the rear a patio area with steps leading to the lawn and at the bottom fo the garden there is a large wooden shed which has several different uses, with the garden being kept private by having fencing to the side boundaries.

The property is within a few minutes drive of the 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 including 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 which takes you to Castle Donington and the 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.



The main entrance door is positioned at the side of the house and it is a UPVC door with inset opaque glazed panels leading to:

### Reception Hall

The reception hall has pine flooring, doors with inset glazed panels leading to the lounge and dining/living kitchen and there is an oak door to the bathroom.

### Lounge/Sitting Room

15' x 10' plus bay and shelved recess (4.57m x 3.05m plus bay and shelved recess)  
Double glazed bay window to the front, stone effect gas fire set in a contemporary surround, radiator, cornice to the wall and ceiling and a shelved recess.

### Living/Dining Kitchen

23'10 x 14' to 9' approx (7.26m x 4.27m to 2.74m approx)

### Dining Area

12' x 9' approx (3.66m x 2.74m approx)  
Radiator and an opening through to:

### Kitchen

14' x 11' approx (4.27m x 3.35m approx)  
The kitchen has a feature vaulted ceiling with two Velux windows, wood grain effect finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards and space for a tumble dryer or dishwasher below, second L shaped work surface with cupboards under, space for a cooking Range and work surface with drawers below, central island with cupboards under, eye level wall cupboards to two walls, radiator, tiled flooring, recessed lighting to the ceiling, extractor fan, double glazed French doors and two windows to the rear with a further window to the side and there is space for a washing machine and the boiler is housed in a shelved recess off the kitchen.

### Bathroom

The bathroom is half tiled and has a white suite including a 'P' shaped bath with tiling to three walls, a mixer tap, shower over and a curved protective screen, a pedestal wash hand basin with mixer tap, low flush w.c., tiled flooring, chrome heated towel radiator, extractor fan, recessed lighting to the ceiling over the bath and a double glazed window.

### First Floor Landing

Double glazed window to the rear, radiator, the balustrade continues from the stairs onto the landing, hatch to loft and doors leading to:

### Bedroom 1

11' x 9' plus door recess (3.35m x 2.74m plus door recess)  
Double glazed window with fitted blind to the front, radiator and laminate flooring.

### Bedroom 2

10'10 x 9' approx (3.30m x 2.74m approx)  
Double glazed window to the rear and a radiator.

### Bedroom 3

10' to 8' x 5' approx (3.05m to 2.44m x 1.52m approx)  
Double glazed window with a blind to the front and a radiator.

### Outside

At the front of the property there is off road parking provided for two vehicles, although there is not a dropped curb and there is a path leading down the left hand side of the property to the main entrance door and through a gate to the rear garden.

At the rear there is a slabbed patio with a balustrade and steps lead to a lawned garden which has fencing to the sides, there is an outside tap and light at the rear of the house, a path leads through a gate to the front of the property and at the bottom of the garden there is a shed with a covered area to the side.

### Shed

13' x 7' approx (3.96m x 2.13m approx)  
The shed is positioned at the bottom of the garden and has a covered area to the entrance side on the right and power and lighting is provided. The shed could be used as an office, bar or storage facility and is a most useful addition to the property.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing the canal bridge Cedar Avenue can be found as a turning on the left.  
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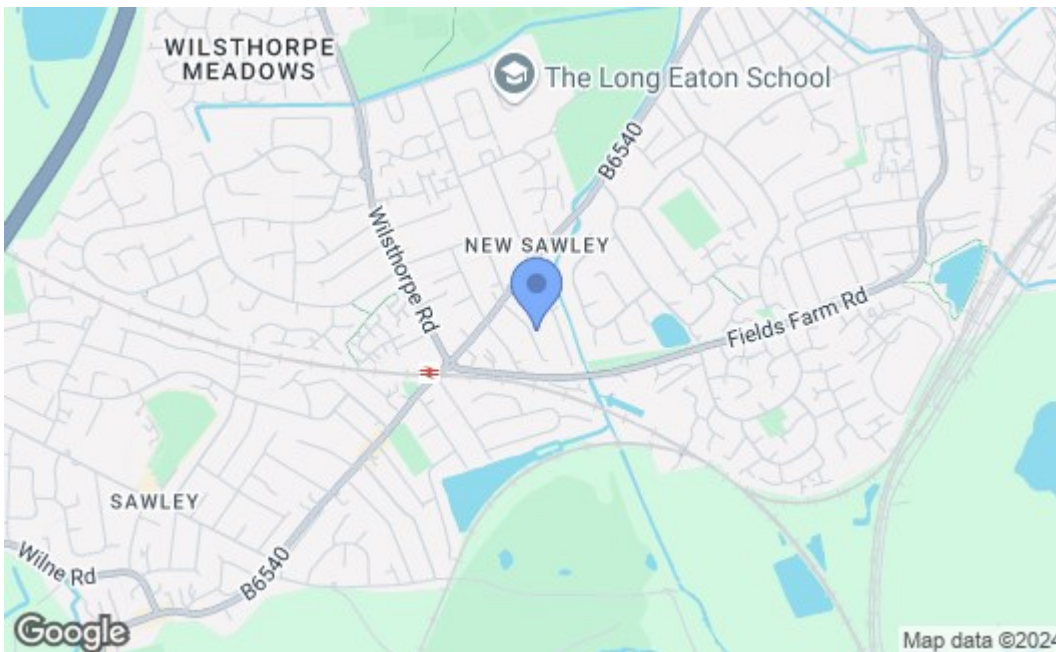
### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water medium  
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			
<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.