

Blandford Avenue,  
Long Eaton, Nottingham  
NG10 3LG

**O/I/R £449,950 Freehold**



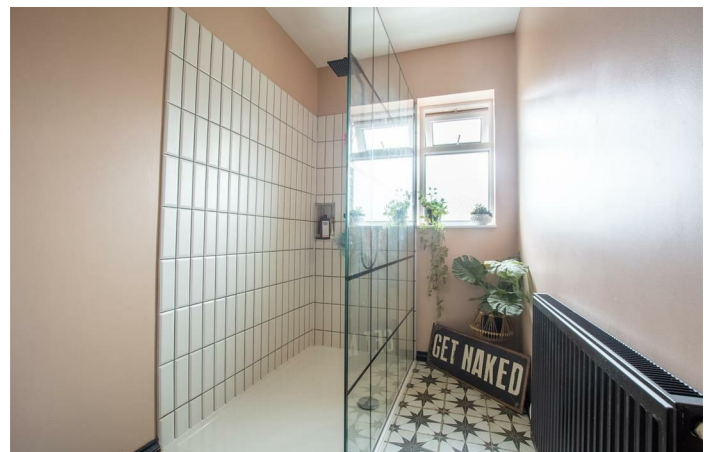


A WELL PRESENTED AND GENEROUS SIZE THREE BEDROOM DETACHED FAMILY HOUSE WITH TWO RECEPTION ROOMS, LARGE GARDEN AND AMPLE OFF STREET PARKING, TUCKED AWAY AT THE HEAD OF A PRIVATE CUL-DE-SAC.

Robert Ellis are delighted to bring to the market this superb example of a large detached three bedroom home. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout with beautiful character and original features. To appreciate the size, location and all this property has to offer, an internal viewing is essential.

In brief the property comprises of a large entrance hallway, ground floor w.c., lounge with sliding doors into the garden, a generous dining room with original floor boards, bay window and window seat with French doors leading to the garden, kitchen with integrated appliances and walk-in pantry, utility room with access to the front and rear and a converted garage which is currently being used as an office, but could be used for a wide range of purposes, or converted back into a garage. To the first floor there is a beautiful landing space with stained glass windows and leading to three double bedrooms, a large separate w.c. and well presented shower room. The property sits at the head of a quiet cul-de-sac and benefits from ample off street parking via a large driveway. To the rear there is a large, enclosed private garden that wraps around the property and consists of a porcelain patio, decked area, mature flowers and trees, raised flower beds, stone pizza oven and exterior uplighting throughout with artificial lawn and multiple seating areas.

This property is located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where supermarkets and healthcare facilities can be found as well as within walking distance to West Park and its leisure centre. There are fantastic transport links including nearby bus stop and easy access to major road links such as J25 of the M1 and the A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station within close proximity.





### Entrance Hallway

Composite front door, tiled flooring, radiator and ceiling light.

### Ground Floor w.c.

5'5 x 4'7 x 2'7 approx (1.65m x 1.40m x 0.79m approx)

Double glazed obscure window to the front, tiled flooring, low flush w.c., pedestal wash hand basin and ceiling light.

### Dining Room

14'1 x 11'7 approx (4.29m x 3.53m approx)

Double glazed French doors to the rear, double glazed bay window to the rear, window seat, original floorboards, radiator, feature fireplace and ceiling light.

### Lounge

17'5 x 14'4 approx (5.31m x 4.37m approx)

uPVC double glazed sliding doors overlooking and leading to the garden, wooden flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen

9'2 x 13'3 approx (2.79m x 4.04m approx)

Double glazed window to the rear, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric double oven, electric hob, integrated dishwasher and washing machine, space for a fridge, walk-in pantry and ceiling light.

### Utility Room

6'4 x 16'3 approx (1.93m x 4.95m approx)

Wooden doors to the front and rear, laminate flooring, radiator, ceiling light and built-in storage cupboard housing the boiler.

### Office

9'1 x 16'7 approx (2.77m x 5.05m approx)

Laminate flooring, ceiling light.

### First Floor Landing

Double glazed stained glass windows to they front, carpeted flooring, radiator and ceiling light.

### Bedroom 1

12'4 x 11'8 approx (3.76m x 3.56m approx)

Double glazed windows to the rear and side, carpeted flooring, radiator and ceiling light.

### Bedroom 2

12'11 x 12'2 approx (3.94m x 3.71m approx)

Double glazed windows to the rear and side, carpeted flooring, radiator and ceiling light.

### Bedroom 3

9'5 x 8'11 approx (2.87m x 2.72m approx)

Double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Separate w.c.

Double glazed obscure windows to the front and side, LVT flooring, radiator, low flush w.c., wall mounted sink, ceiling light.

### Shower Room

4'8 x 9' approx (1.42m x 2.74m approx)

Double glazed windows to the rear and side, tiled flooring, double walk-in shower, radiator and ceiling light.

### Outside

To the front there is ample off street parking for several vehicles, the property is tucked away at the head of a private and quiet cul-de-sac.

To the rear there is an enclosed, large garden which wraps around the property and has porcelain patio tiles, a decked area, stone pizza oven, mature flower beds, raised rendered flower beds, artificial lawn,, multiple seating areas, exterior power points and uplighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini islands and Blandford Avenue can be found as a turning on the right.

8338RS

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – T, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 3mbps

Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 <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		
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.