



Beech Avenue,
Long Eaton, Nottingham
NG10 2AX

£225,000 Freehold

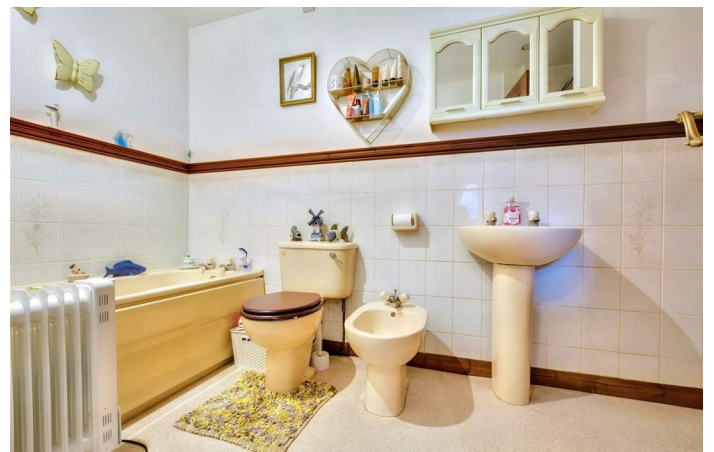


A TWO DOUBLE BEDROOM DETACHED BUNGALOW AT THE END OF A CUL-DE-SAC WITHIN WALKING DISTANCE TO GREAT LOCAL AMENITIES.

This modern build two double-bedroom detached bungalow is situated at the end of a quiet cul-de-sac in the popular area of Long Eaton. The property offers a spacious and comfortable living environment with a well-maintained interior, featuring a bright and airy open-plan layout. Externally, there is a brick-built detached garage and a driveway providing ample off-road parking. The enclosed rear garden offers a peaceful and private retreat, perfect for outdoor relaxation. Located within walking distance of local amenities, including shops and transport links, this bungalow combines convenience with a tranquil setting. Ideal for those looking for single-storey living in a sought-after location, this property is a fantastic opportunity.

The property briefly comprises of an airy L-shaped hallway which leads to all the rooms, two double bedrooms, five-piece bathroom with separate shower and bath, well equipped kitchen, and open-plan lounge diner overlooking the rear garden. To the front, there is a driveway for at least two vehicles. The rear garden is perfect for easy maintenance with patio area and some established shrubs and trees for privacy. The brick built detached garage has lighting and power and offers ample space for storage.

The property is within walking distance of the Asda, Tesco, Aldi and Lidl superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

With a wooden front door with inset glass and window to the side, access to the loft via a loft hatch, two ceiling lights, with doors off to the two bedrooms, bathroom, kitchen and lounge diner. There is also a cupboard for storage with lighting and power.

Lounge Diner

11'9" x 18'2" approx (3.6m x 5.55m approx)

The open-plan space has a wooden double glazed glass sliding doors to the rear garden and double double glazed window to the rear, carpeted flooring, coving, radiator, TV point, electric fire and surround, two ceiling lights and hatch into the kitchen

Kitchen

11'6" x 8'7" approx (3.51m x 2.63m approx)

The kitchen has a wooden double glazed window to the side, vinyl flooring, recessed ceiling spotlights, matching wall, base and drawer units to two walls, laminate rolled edge worktops with stainless steel inset sink and drainer, splash-back tiling, space for standing fridge freezer, space and plumbing for washing machine, in-built oven and four ring gas hob and extractor above.

Bedroom One

8'7" x 11'10" approx (2.63m x 3.61m approx)

With wooden double glazed window to the front, carpeted flooring, ceiling light, electric radiator, radiator, in-built sliding wardrobes, TV point

Bedroom Two

8'4" x 12'0" approx (2.55m x 3.66m approx)

With wooden double glazed window to the front, carpeted flooring, ceiling light, electric radiator, radiator, TV point

Bathroom

9'10" x 5'4" approx (3.02m x 1.63m approx)

With vinyl flooring, recessed ceiling spotlights, W.C, bidet, pannelled bath with separate electric shower unit, storage cupboard, m tiling to the middle of the walls.

Garage

21'11" x 10'9" approx (6.7m x 3.3m approx)

The brick built detached garage has storage in the eaves, with lighting and power, wooden side door and two wooden windows to the side and rear with a metal up and over door to the front.

Outside

To the front, the property has a driveway set behind a brick wall and to the left hand side with wooden gates to access the rear garden. The rear has a low maintenance garden and brick and fencing to the boundaries, with planters with trees and shrubs for privacy.

Directions

A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight over onto Rushey Lane. Follow the road to the right into the countryside. Look for and turn right onto Stanton Road (signposted Sandiacre). Proceed over the motorway bridge and as the road descends, continue following the road down where Beech Avenue is approximately the 3rd turning on the left. Follow the road up and the property can be found at the end, on the right hand side.

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

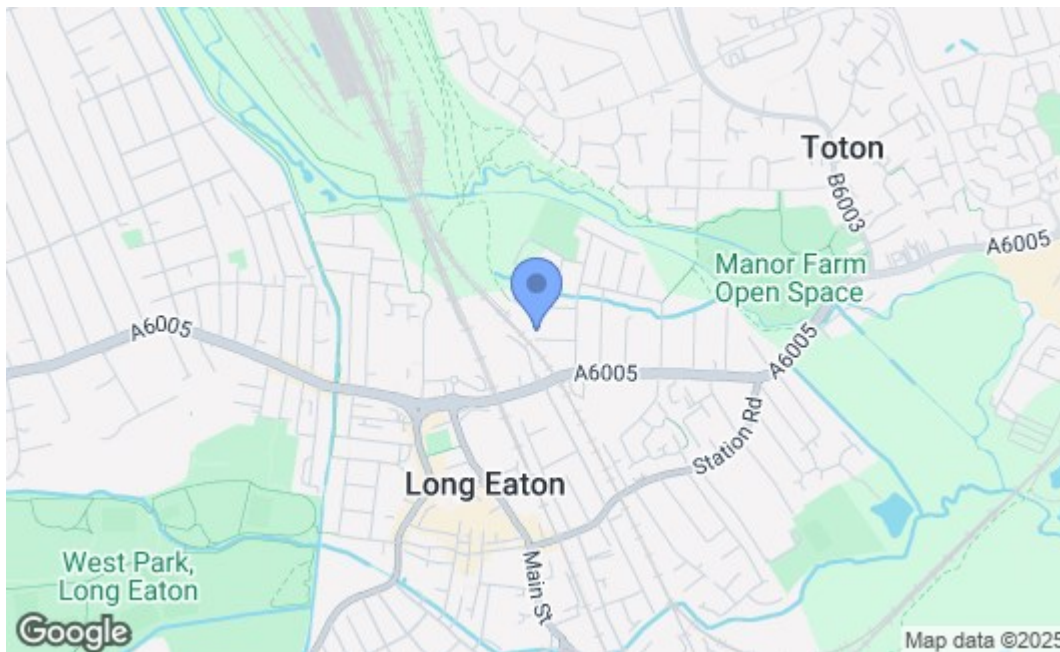
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



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			
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.