



Dovedale Avenue,  
Long Eaton, Nottingham  
NG10 3HP

**O/I/R £260,000 Freehold**



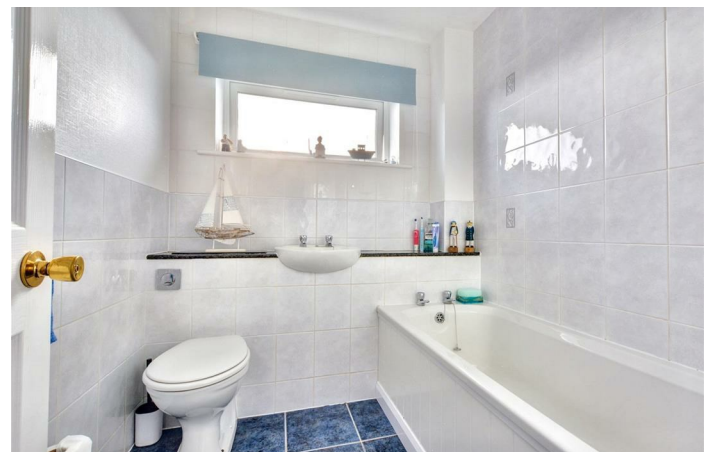


A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON THE POPULAR DALES ESTATE ON THE EDGE OF LONG EATON.

Robert Ellis are pleased to present a rare opportunity to purchase this semi detached home on the sought after Dales Estate. Situated on a corner plot in a popular residential area, the property offers excellent access to local shops, amenities, Long Eaton train station (less than 1 mile away) and a selection of primary and secondary schools. Owned by the same family for over 40 years, highlights its exceptional appeal and prime location.

The property occupies a wonderful corner plot with huge potential if looking at extending (subject to the necessary permissions) or if you are just wanting to enjoy the larger than average garden. Benefiting from gas central heating and double glazing, the accommodation briefly comprises of an entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. There is also the additional benefit of an attic room providing a great extra space and provides an additional area which can be tailored to suit your needs.

The property is within easy reach of shopping facilities found in Long Eaton 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 with Dovedale infant and primary school being just a short walk down the road, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M11, East Midlands 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.





### Entrance Hall

UPVC door to the front, double glazed window to the side, radiator, stairs to the first floor and double doors to:

### Lounge

12'7 x 13'8 approx (3.84m x 4.17m approx)

Two double glazed windows to the front, radiator, electric fire, hearth and mantle, TV point, understairs storage cupboard, cupboard housing the meters and double doors to:

### Dining Room

10'1 x 7'11 approx (3.07m x 2.41m approx)

Double glazed window to the rear, radiator, door to:

### Kitchen

Double glazed window to the side, double glazed door to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob, extractor over, space for a fridge freezer and plumbing for a washing machine.

### First Floor Landing

Loft access hatch, double glazed window to the side, door to stairs to the loft and doors to:

### Bedroom 1

13'1 x 8'5 approx (3.99m x 2.57m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

8'11 x 8'9 approx (2.72m x 2.67m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

10'1 x 6'4 approx (3.07m x 1.93m approx)

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the rear, panelled bath, low flush w.c., wash hand basin, part tiled walls, wall mounted electric shower and radiator.

### Attic Room

13'2 x 11'4 approx (4.01m x 3.45m approx)

The loft has been converted but not signed off by building control and regulations and cannot be classed as a functional room. Double glazed window to the side, restricted head height and floor with low beam.

### Outside

The property occupies a corner plot and has a lawned garden to the front and pathway to the front door.

The rear garden has a patio, lawned garden, garden pond, gravelled and a gate leading to off road parking.

### Garage

Single detached garage with up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and the property can be found on the left hand side.

8397AMCO

### 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 8mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

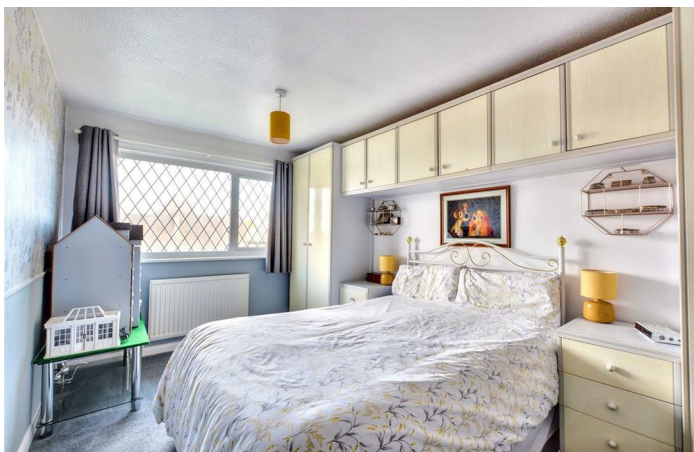
Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

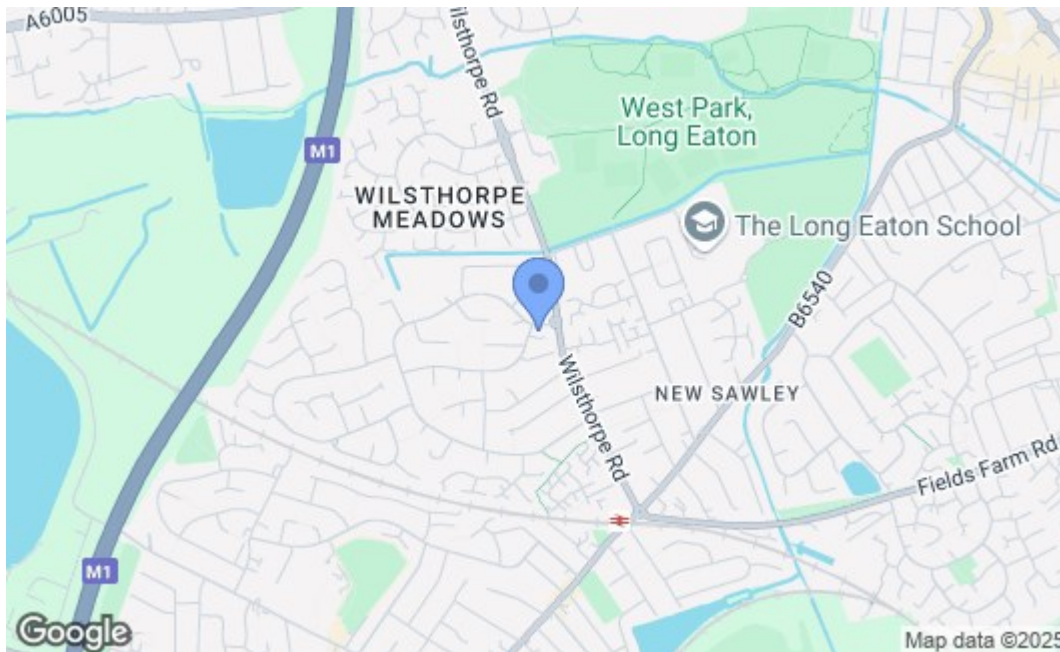
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.