



Dovedale Avenue,
Long Eaton, Nottingham
NG10 3HU

£265,000 Freehold



THIS FULLY UPGRADED AND MODERN THREE BEDROOM BAY SEMI DETACHED HOME IS SITUATED ON THIS MOST SOUGHT AFTER ROAD WITHIN THE DALES ESTATE AREA OF LONG EATON, BEING SOLD WITH NO UPWARD CHAIN!

Being positioned on Dovedale Avenue, this traditional three bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people purchasing their first property through to those who might want a three bedroom house which is located close to excellent local schools and other amenities and facilities. With the fantastic condition of the property, being ready to move straight into, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof with well proportioned accommodation derives all the benefits from having gas central heating with designed radiators and double glazing and has a fantastic open plan kitchen diner to the rear which has a recently upgraded fully fitted kitchen. The property is entered through the front door into the main reception hall with the under-stairs storage cupboard, doors to the through lounge and door into the kitchen diner with doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the beautiful bathroom has a P-shaped panelled bath with shower over. The rear garden which is kept private by having fencing to the three boundaries, has a large decked area for al-fresco living and newly laid ceramic patio areas with some lawn and shrub borders.

The property is within easy reach of shopping facilities found in Long Eaton town centre where there are Asda, Tesco 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 M1, 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

10'9 x 6'5 approx (3.28m x 1.96m approx)

The entrance hall has a UPVC double glazed obscure window to the front with a letterbox and UPVC front door, laminate flooring, designer double radiator, ceiling light, stairs to the first floor and doors to:

Lounge

10'8 x 12'9 approx (3.25m x 3.89m approx)

UPVC double glazed window to the front, laminate flooring, double radiator, ceiling light and TV point.

Kitchen Diner

17'6 x 10'5 approx (5.33m x 3.18m approx)

UPVC double glazed sliding doors to the rear, UPVC double glazed window to the rear, UPVC door with obscure glazed panel to the side, grey gloss tiled floor, two ceiling lights, designer double radiator, understairs storage cupboard. Off white gloss wall, drawer and base units with work surfaces over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, breakfast bar, Samsung dishwasher, space for a washing machine, oven, four ring ceramic hob with extractor and light over.

First Floor Landing

7'2 x 5'5 approx (2.18m x 1.65m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light and loft access hatch. Doors to:

Bedroom 1

12'9 x 10' approx (3.89m x 3.05m approx)

UPVC double glazed window to the front, carpeted flooring, designer double radiator and ceiling light.

Bedroom 2

10'5 x 10' approx (3.18m x 3.05m approx)

UPVC double glazed window to the rear, ceiling light, carpeted floor and designer radiator.

Bedroom 3

7'2 x 9'4 approx (2.18m x 2.84m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and designer radiator.

Bathroom

7'2 x 8'2 approx (2.18m x 2.49m approx)

Obscure double glazed windows to the rear and side, fully tiled walls, wash hand basin with vanity cupboard under and mixer tap, L shaped bath with rainwater shower head and hand held shower, built-in storage, inset wall mirror, ceiling light, low flush w.c., chrome towel radiator.

Outside

To the front of the property there is a lawned garden and tarmac driveway leading to a side gate to the rear.

To the rear there is a large decked area leading to a recently laid patio and lawn, fully enclosed with fencing and sleeper borders with flowers and shrubs.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, at the second mini island turn right into Dovedale Avenue, turn first left into Milldale Road and the property can then be found at the end of the road straight in front of you.

8643AMJG

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 3mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, 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



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR

Robert Ellis
ESTATE AGENTS

While 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 errors, omissions or misinterpretation. This plan is for guidance only and should not be relied upon for any other purpose.



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.