



Denacre Avenue,
Long Eaton, Nottingham
NG10 2BJ

Price Guide £165-170,000
Freehold



A FANTASTIC TWO DOUBLE BEDROOM PROPERTY WHICH OFFERS WELL PRESENTED ACCOMMODATION DOWNSTAIRS OPEN-PLAN LIVING THAT IS READY FOR IMMEDIATE OCCUPATION.

Robert Ellis are pleased to be instructed to market this two-double bedroom home which offers accommodation which we feel will suit a whole range of buyers, from people buying their first property through to those who might be downsizing from a larger home. For the quality and layout of the accommodation and the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this open-plan home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from Denacre Avenue with parking area at the front and the accommodation derives the benefits of having gas central heating system and double glazing throughout. To the first floor, there is an entrance hall leading to an open-plan triple aspect lounge, kitchen diner with a door to the rear enclosed garden. To the first floor, there are two double bedrooms and family bathroom. Outside there is parking at the front and a passageway runs down the right hand side of the house and there is a gate leading into the private rear garden which has patios, a lawn and fencing to the boundaries.

The property is within easy reach of the centre of Long Eaton 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, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

3'1 x 3'7 approx (0.94m x 1.09m approx)

UPVC double glazed door to the front with inset glazed panel, ceiling light, parquet style flooring, stairs to the first floor and door to:

Lounge

11'3 x 10'7 approx (3.43m x 3.23m approx)

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

Kitchen Diner

14'3 x 11'2 approx (4.34m x 3.40m approx)

UPVC double glazed door with inset glazed panel and window to the rear, two UPVC double glazed windows to the side, tiled floor, ceiling light, radiator and open large understairs cupboard. Wall, drawer and base units to two walls with work surfaces over, tiled splashbacks, Valliant wall mounted combi boiler, built-in oven, four ring gas hob and extractor over, spaces for a dishwasher, washing machine and tumble dryer, space for a large American style fridge freezer.

First Floor Landing

5'7 x 2'7 approx (1.70m x 0.79m approx)

Ceiling light, carpeted flooring, radiator, loft access hatch and doors to:

Bedroom 1

11'4 x 11'1 approx (3.45m x 3.38m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and large built-in storage cupboard.

Bedroom 2

11'2 x 8'7 approx (3.40m x 2.62m approx)

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

Bathroom

8'3 x 5'2 approx (2.51m x 1.57m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator, low flush w.c., pedestal wash hand basin, bath with electric shower over.

Outside

To the front there is a tarmacadam driveway providing off road parking for two vehicles, access to the rear garden down the left hand side.

To the rear there is an enclosed garden with fencing to the boundaries, patio area, lawn and planted beds with railway sleepers and a garden shed.

Directions

Proceed out of Long Eaton along Nottingham Road and take the first turning on the left into Norfolk Road, turn right into Landsdown Grove and left into Denacre Avenue where the property can be found on the left.

8742AMJG

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 73mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

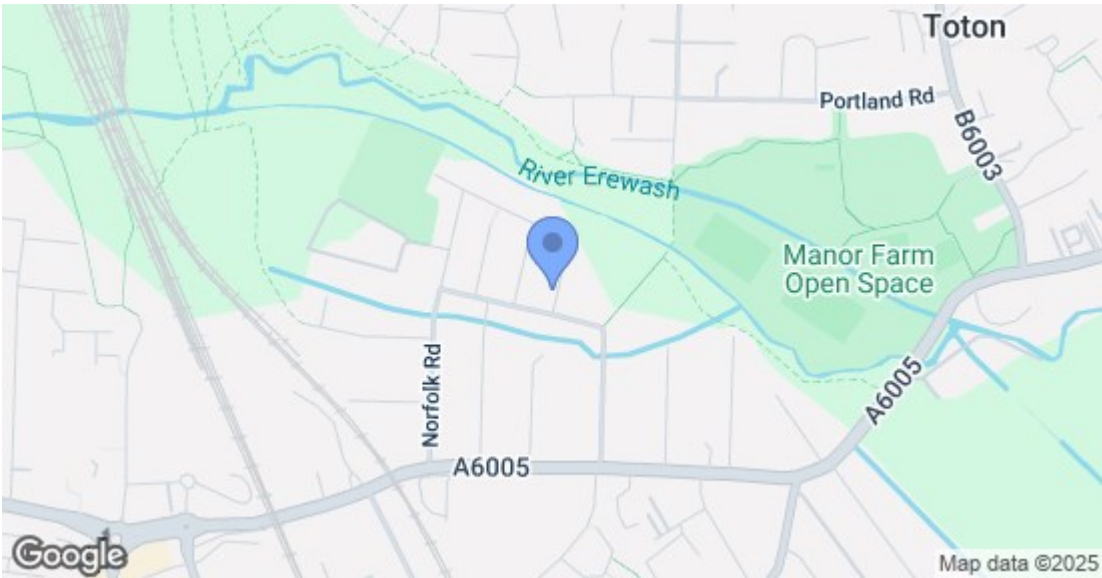
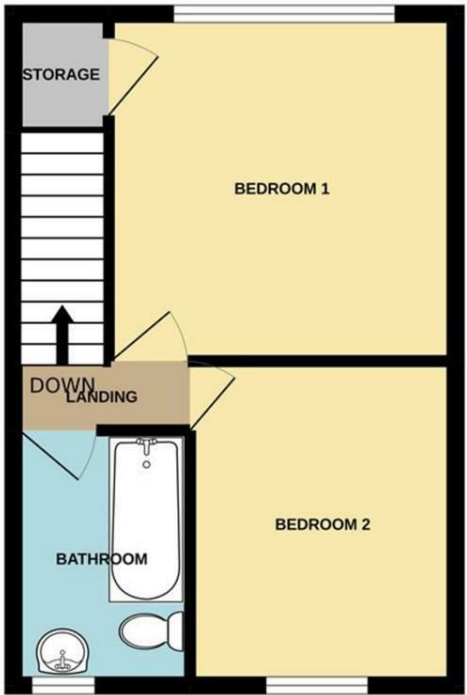
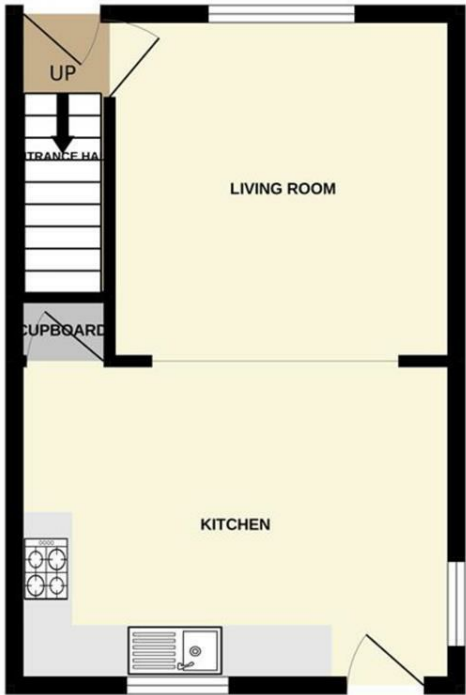
Non-Standard Construction – No

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.