

Robert Ellis

look no further...



Hawthorne Avenue,
Long Eaton, Nottingham
NG10 3NG

£240,000 Freehold

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A MODERN THREE BEDROOM, THREE STOREY TOWN HOUSE LOCATED ON A POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF THE LOCAL AMENITIES THE AREA HAS TO OFFER.

Robert Ellis are delighted to bring to the market this very well presented recently built THREE BEDROOM, three storey town house offering accommodation over three floors which includes spacious living accommodation and an EN-SUITE to the master bedroom. The property is well appointed with a brand new kitchen and offers neutral decoration along with modern fitments. The property would make an ideal purchase for someone looking for a property that is ready to move in to with no further works needing to be carried out, in particular first time buyers. An early internal viewing comes highly recommended in order to fully appreciate all that is on offer.

The property is constructed of brick to the external elevations and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. In brief the accommodation comprises of an entrance hallway with ground floor w.c., new fitted kitchen with contemporary grey Shaker style units, light and airy living room with French doors leading onto the landscaped garden. To the first floor there are two bedrooms and family bathroom and to the second floor there is the master suite with double bedroom and en-suite shower room. Outside the property provides TWO OFF STREET PARKING SPACES to the rear, a lawned garden to the front and the garden at the rear is low maintenance in style with shed and patio area.

The property is positioned for easy access to the Asda and Tesco superstores and numerous other retail outlets found along the high streets and is within walking distance of Sainsburys local store, good schools for all ages, healthcare and sport facilities including the West Park Leisure Centre, Trent Lock golf club are all nearby, transport links include easy access to Long Eaton train station and other transport links including J25 of the M1 and the A52 which provides direct access to Nottingham and Derby,



Entrance Hall

10'5 x 3'1 approx (3.18m x 0.94m approx)

Composite door to the front, tiled floor, ceiling light, double radiator, stairs to the first floor and doors to:

Kitchen

9'7 x 5'7 approx (2.92m x 1.70m approx)

UPVC double glazed window to the front, tiled floor, ceiling light, double radiator, newly fitted grey Shaker style wall, base and drawer units to three walls with grey stone effect laminate work surface, under-counter lighting, brick style splash-back tiling, built-in brand new oven, four ring induction hob and extractor above, built-in fridge freezer, space for a washing machine and wall mounted combi boiler.

Cloaks/w.c.

5'3 x 2'9 approx (1.60m x 0.84m approx)

Tiled floor, ceiling light, double radiator, corner pedestal wash hand basin and tiled splashback, extractor fan, low flush w.c. and electric fuse board.

Lounge/Dining Room

12'6 x 15'3 approx (3.81m x 4.65m approx)

New UPVC double glazed French doors to the rear with two windows either side, laminate flooring, ceiling light, double radiator and TV point.

First Floor Landing

5'8 x 11'1 approx (1.73m x 3.38m approx)

Carpeted flooring, double radiator, two ceiling lights, stairs to the second floor, large built-in cupboard and doors to:

Bedroom 2

8'3 x 12'6 approx (2.51m x 3.81m approx)

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

Bedroom 3

8'9 x 9'3 approx (2.67m x 2.82m approx)

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

Bathroom

6'3 x 4'2 approx (1.91m x 1.27m approx)

Tiled floor, double radiator, ceiling light, extractor fan, pedestal wash hand basin with mixer tap and tiled splashback, low flush w.c., panelled bath with tiled walls, mains fed shower over and glazed screen.

Second Floor Landing

Veluxe window, carpeted flooring, radiator, ceiling light and door to:

Bedroom 1

12'6 x 12'9 approx (3.81m x 3.89m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, loft hatch, two large built-in storage cupboards to the eaves and TV point. Door to:

En-Suite

6'4 x 6'2 approx (1.93m x 1.88m approx)

Veluxe window, vinyl flooring, ceiling light, extractor fan, shaver point, large built-in cupboard, low flush w.c., pedestal wash hand basin with tiled splashback, enclosed corner shower cubicle with mains fed shower.

Outside

To the front the property sits behind a brick wall with a path leading to the front door and lawned garden.

The rear garden is enclosed with fencing to the boundaries and has been recently landscaped with paving slabs for easy maintenance and a small lawned area with a garden shed. A gate to the rear of the garden leads to the parking spaces.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and the property can be found on the left hand side. 8743AMJG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 49mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

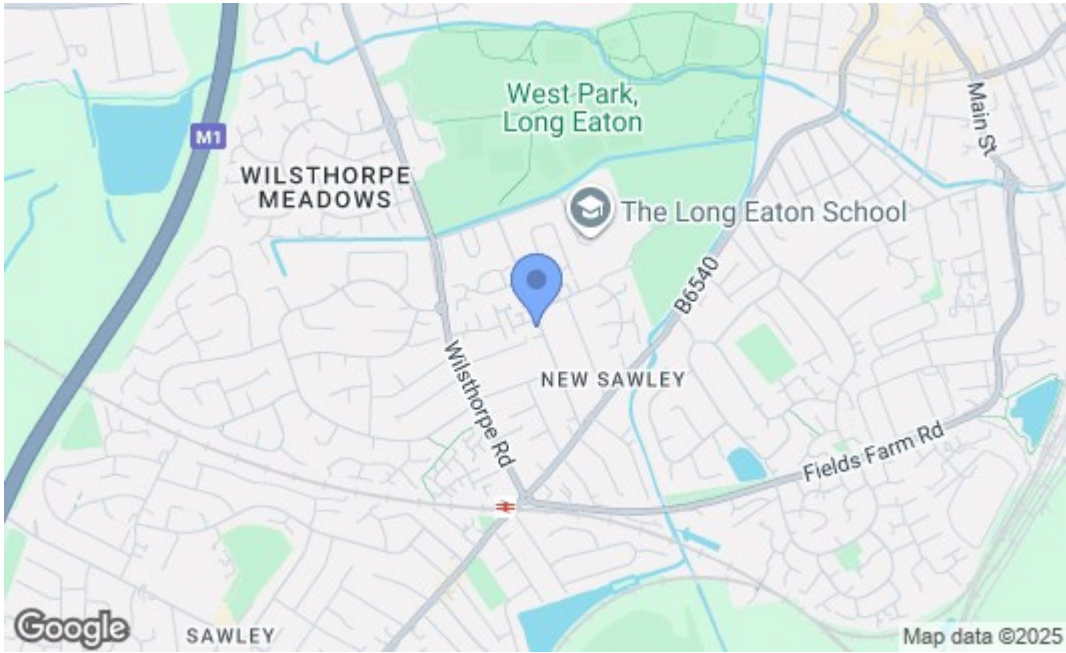
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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.