



Chesterfield Avenue,
Long Eaton, Nottingham
NG10 2DT

O/I/E £210,000 Freehold



THIS IS A REFURBISHED AND UPGRADED SEMI DETACHED HOME SITUATED ON A QUIET CUL-DE-SAC WHICH IS ONLY A FEW MINUTES WALK FROM THE TOWN CENTRE.

Being located on Chesterfield Avenue, this upgraded three double bedroom semi detached property provides a lovely home that will suit a whole range of buyers, from people buying their first property through to people who are looking for a three bedroom home which is easily accessible to excellent local schools and many other amenities and facilities provided by Long Eaton and the surrounding area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation benefits from gas central heating and double glazing and includes a reception hall, lounge with a log burning stove and box bay window to the front, a re-fitted kitchen with wall and base units and integrated cooking appliances, a re-fitted ground floor bathroom which has an L shaped bath with a shower over the bath position and to the first floor the landing leads to the three good size bedrooms, with the main bedroom having an en-suite w.c. Outside there is a driveway and pebbled area which provides off road parking for at least two vehicles and there is a path running down the left hand side to the rear garden which has a pebbled area to the immediate rear of the house with a path leading to the bottom of the garden, large lawned areas, fencing to the boundaries and at the bottom of the garden there is the large garden room which provides an excellent storage facility for the property.

The property is within easy reach of the 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, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, various pubs and restaurants in the town centre as well as the well regarded Clifford Gym and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC panelled front door with an arched inset double glazed panel leading to:

Reception Hall

Stairs leading to the first floor, radiator, new panelled doors leading to the lounge and kitchen and carpeted flooring.

Lounge/Sitting Room

13' plus bay x 12' approx (3.96m plus bay x 3.66m approx)

Double glazed box bay window to the front, log burning stove set in the chimney breast on a tiled hearth, radiator and carpeted flooring.

Kitchen

11'6 x 6' approx (3.51m x 1.83m approx)

The kitchen has wood grain finished units and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface with cupboards, space for an automatic washing machine and an oven below, matching eye level wall cupboards, hood over the cooking area, radiator, double glazed window to the rear, half opaque double glazed door leading out to the side of the property, understairs storage cupboard which houses the electric consumer unit and electric meter and has a power point and lighting.

Bathroom

The newly fitted bathroom has a white suite including an L shaped bath with a mains flow shower over, boarding to two walls and a protective glazed screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap and double cupboard below, opaque double glazed window, X-pelair fan, recessed lighting to the ceiling and a feature ladder towel radiator.

First Floor Landing

The landing has a double glazed window to the side, two power points, hatch to loft and carpeted flooring.

Bedroom 1

15' x 10' approx (4.57m x 3.05m approx)

Double glazed window to the front, radiator, six power points with USB sockets and carpeted flooring.

En-suite w.c.

Having a white low flush w.c. with a hand basin with mixer tap over.

Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window to the rear, radiator, four power points with USB sockets and carpeted flooring.

Bedroom 3

8' x 7' approx (2.44m x 2.13m approx)

Double glazed window to the rear, radiator, four power points with USB sockets and carpeted flooring.

Outside

At the front of the property there is a pebbled and paved off road parking area with a hedge to the right hand side and there is access via the left of the property to the rear garden.

At the rear of the property there is a pebbled area with a path leading down to the bottom of the garden with lawned areas to either side. There is fencing to the boundaries and at the bottom of the garden there is a large garden room which has power and lighting.

Garden Room

20' x 12' approx (6.10m x 3.66m approx)

This is positioned at the bottom of the garden and has a door and window to the front.

Brick Outhouse

At the rear of the property there is a brick outbuilding.

Directions

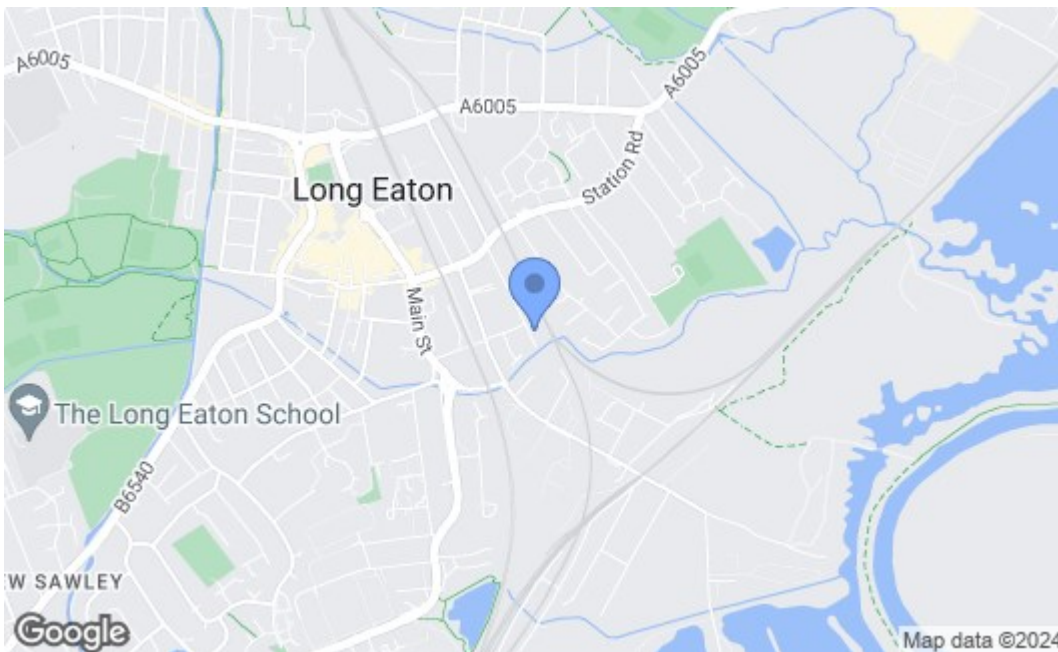
Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue where the property can be found on the left hand side.

7666AMMP

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.