



Devonshire Avenue,  
Long Eaton, Nottingham  
NG10 2EP

**£259,950 Freehold**





THIS IS AN IMMACULATELY MAINTAINED THREE BEDROOM SEMI DETACHED HOME WHICH IS LOCATED ON A MOST SOUGHT AFTER ROAD ON THE OUTSKIRTS OF LONG EATON.

Being situated on Devonshire Avenue, this three bedroom semi detached property was originally built by Westerman Homes approximately 40 years ago and over recent years has been upgraded by the current owner so there is no work needed by someone who purchases the property. The property is tastefully finished throughout and for the size of the accommodation and privacy of the South facing landscaped garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to Long Eaton town centre and also the schools at Toton, the Chilwell retail parks and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the property includes an enclosed porch, reception hallway which has wood effect tiled flooring extending through into the exclusively fitted kitchen which has extensive ranges of wall and base units and several integrated appliances and from the hall there is a door leading into the large lounge/sitting room which also includes a dining area and off this room there is an inner hall leading to a ground floor w.c. and double glazed French doors leading into the garden room/conservatory which has sliding doors leading out to the private, South facing garden at the rear. To the first floor the landing leads to the three bedrooms, the main bedroom having a range of built-in wardrobes and drawers and there is the luxurious bathroom which has a white suite complete with a shower over the bath. Outside there is an adjoining brick garage which has been altered and now provided an excellent storage/utility facility, there is a block paved driveway and landscaped garden to the front and at the rear the South facing garden has again been landscaped and includes several patio/seating areas with edged borders to the sides, a greenhouse at the bottom, with the garden being kept private by having fencing to the three boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi and soon to be opened Lidl stores, there is also a Tesco store on Swiney Way and other shopping facilities at the Chilwell Retail Parks where there is an M&S food store, Next and TK Maxx, there are excellent schools for all ages in both Long Eaton and Toton, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, the Nottingham tram system which terminates at nearby Toton, stations at Beeston, 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.



### Porch

Fully enclosed porch having a half double glazed UPVC door to the front, quarry tiled floor, space and plumbing for an automatic washing machine, wall mounted Baxi boiler and a panelled door with two inset opaque glazed panels leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator, wood effect tiled flooring which extends through into the kitchen, radiator, cornice to the wall and ceiling, dado rail to the walls and a wall mounted electric consumer unit.

### Kitchen

8'10 x 8' approx (2.69m x 2.44m approx)

The exclusively fitted kitchen has wood grain finished units with brushed stainless steel fittings and includes a 1 1/2 bowl black composite sink and a mixer tap and a four ring induction hob set in a work surface which extends to three sides and has cupboards, drawers, an integrated freezer and fridge, pull out racked unit and drawers below, matching eye level wall cupboards including a hood over the cooking area which has a back plate, microwave oven and main oven with drawer below and a surface above and shelving to one side, feature vertical radiator, wood effect tiled flooring which extends into the hall, double glazed window with fitted blind to the front, cornice to the wall and ceiling and a plinth fan heater.

### Lounge/Dining Room

16'10 x 15' to 12' approx (5.13m x 4.57m to 3.66m approx)

Double glazed window with fitted blind looking through to the garden room at the rear, double glazed French doors with fitted blinds leading to the garden room, open fireplace with a brick surround, plinths to either side and a tiled hearth, cornice to the wall and ceiling, two radiators, dado rail to the walls and two wall lights.

### Inner Hall

Having a double built-in storage cupboard and a door to:

### Ground Floor w.c.

Having a low flush w.c. and hand basin with mixer tap and splashback, tiled flooring, wall mounted electric radiator and a mirror to one wall.

### Garden Room

15' x 8' approx (4.57m x 2.44m approx)

The garden room is accessed from the lounge and has double opening, double glazed sliding doors with glazed side panels and double glazed windows to either side leading out to the landscaped rear garden, stable style composite door at the side with an inset glazed panel in the top section, tiled flooring, glazed roof and a radiator.

### First Floor Landing

There is a balustrade on the landing, opaque double glazed window to the side, built-in shelved storage cupboard, cornice to the wall and ceiling, radiator and a hatch to the loft.

### Bedroom 1

12' x 9' approx (3.66m x 2.74m approx)

Double glazed window with fitted blinds to the front, built-in wardrobes and drawers providing hanging space and shelving extending along one wall, radiator and cornice to the wall and ceiling.

### Bedroom 2

11' x 8' approx (3.35m x 2.44m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

### Bedroom 3

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

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

### Bathroom

The luxurious bathroom has a white suite including a P shaped bath with mixer taps and a Mira electric shower over, tiling to three walls and a curved protective glazed screen with a chrome towel rail, wall mounted hand basin with mixer tap, low flush w.c., two walls are half tiled, tiled flooring and an opaque double glazed window with a fitted blind.

### Outside

At the front of the property there is a block paved driveway and a path with well planted garden areas which have a selection of bushes and shrubs with a low level hedge to the front and right hand side and a fence to the right and there is an outside light provided.

The South facing rear garden has been landscaped and provides several patio seating areas for people to sit and enjoy outside living with there being a patio to the immediate rear of the property with paths having pebble edged borders leading down to the bottom of the garden with there being edged borders to the sides and at the bottom of the garden there is a greenhouse with a trellis screened area and the garden is kept private by having fencing to the boundaries with a trellis running along the rear boundary.

### Garage

17' x 8' approx (5.18m x 2.44m approx)

As people will see when they view the property, the garage has been altered and now provides an excellent storage/utility facility. The garage is constructed of brick under a pitched tiled roof and has a roller electrically operated door at the front and a door with inset glazed panel leading out to the rear garden, there is also a Belfast sink, various work surfaces with cupboards and drawers and space for a tumble dryer below, matching wall units, storage in the roof space above the garage and power points and lighting are provided.

### Directions

Proceed out of Long Eaton along Nottingham Road and Devonshire Avenue can be found as a turning on the right and the property identified by our for sale board.

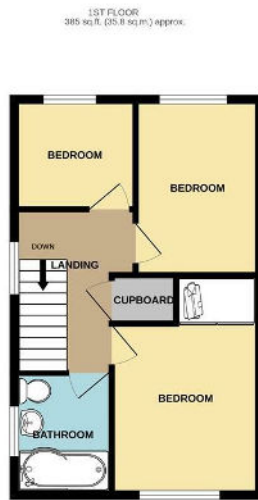
7681AMMP

### Council Tax

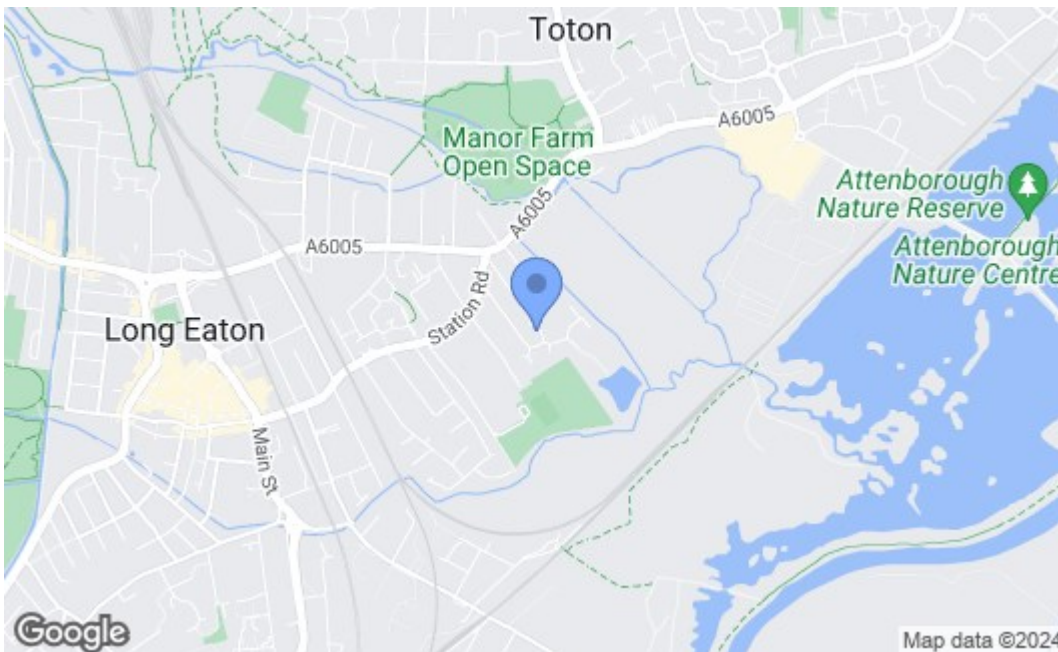
Erewash Borough Council Band B







TOTAL FLOOR AREA: 1039 sq ft (96.5 sq m) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-connection. The plans for this property are not intended to be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(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.