



Byron Avenue,
Long Eaton, Nottingham
NG10 4EY

£280,000 Freehold



A SPACIOUS AND WELL PRESENTED, RECENTLY RENOVATED THREE BEDROOM SEMI-DETACHED HOUSE WITH OPEN KITCHEN/DINER AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this beautifully presented three bedroom semi-detached home that has been renovated to a high standard by the current owner. Since purchasing the property, it has undergone significant modernisation including new flush windows, doors, a new boiler, re-plastering, decoration and opening rooms to create an open plan living space. The property would be suitable for a wide range of buyers and we highly recommend an internal viewing.

In brief, the property comprises an entrance porch and entrance hallway with under stairs storage cupboard, bay-fronted lounge with exposed brick chimney breast, open plan kitchen/diner with bi-folding doors and a beautiful multi-tone kitchen with integrated appliances, a boiling water tap, 30mm quartz worktop and multi-fuel burner. To the first floor the landing leads to three generous bedrooms and the three piece family shower room. To the front of the property there is a fence and gate setting the property away from the road with mature Hydrangea flowers. To the rear there is an enclosed garden with new fence panels, flower beds, turf, and wooden storage shed with a power supply. There are also external electrical sockets.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Entrance Porch

Composite front door, tiled flooring.

Entrance Hall

Wooden front door, tiled flooring, under stairs storage cupboard, radiator, ceiling light.

Lounge

11'9 x 10'8 approx (3.58m x 3.25m approx)

UPVC double glazed flush bay windows overlooking the front, engineered oak flooring, exposed brick fireplace, radiator, ceiling light.

Kitchen/Diner

18'9 x 13'3 x 19'4 approx (5.72m x 4.04m x 5.89m approx)

Aluminium bi-folding doors overlooking and leading to the rear garden, UPVC double glazed window overlooking the rear, engineered oak flooring, multi-fuel burner, radiator, multi-tone kitchen with island having an integrated wine cooler and a boiling water tap, 30mm quartz worktop, integrated microwave and electric oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, integrated induction hob with overhead extractor fan, spotlights.

First Floor Landing

UPVC double glazed patterned window overlooking the side, carpeted flooring, loft access, ceiling light.

Bedroom 1

10'8 x 10'8 approx (3.25m x 3.25m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 2

12'5 x 10'7 approx (3.78m x 3.23m approx)

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

Bedroom 3

7'0 x 6'9 approx (2.13m x 2.06m approx)

UPVC double glazed window overlooking the front, radiator, engineered oak flooring, ceiling light.

Shower Room

UPVC double glazed patterned window overlooking the rear, tiled flooring, double enclosed shower unit, low flush w.c., pedestal sink, heated towel rail, ceiling light.

Outside

To the front of the property there is a gate and fence setting the property away from the road with mature flowers. To the rear, an enclosed garden with new fencing, turf, mature flower beds and a wooden storage shed with power supply.

Directions

Proceed out of Long Eaton along Derby Road and after passing College Street take the right hand turning onto Breedon Street. Continue for some distance and take the left hand turning onto Byron Avenue where the property is situated on the left hand side.

8005RS

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 - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

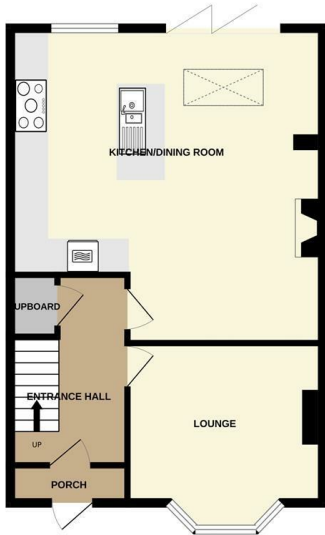
Non-Standard Construction – No

Any Legal Restrictions – No

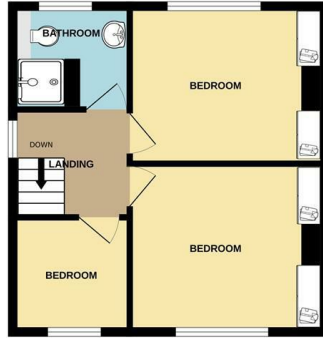
Other Material Issues – No



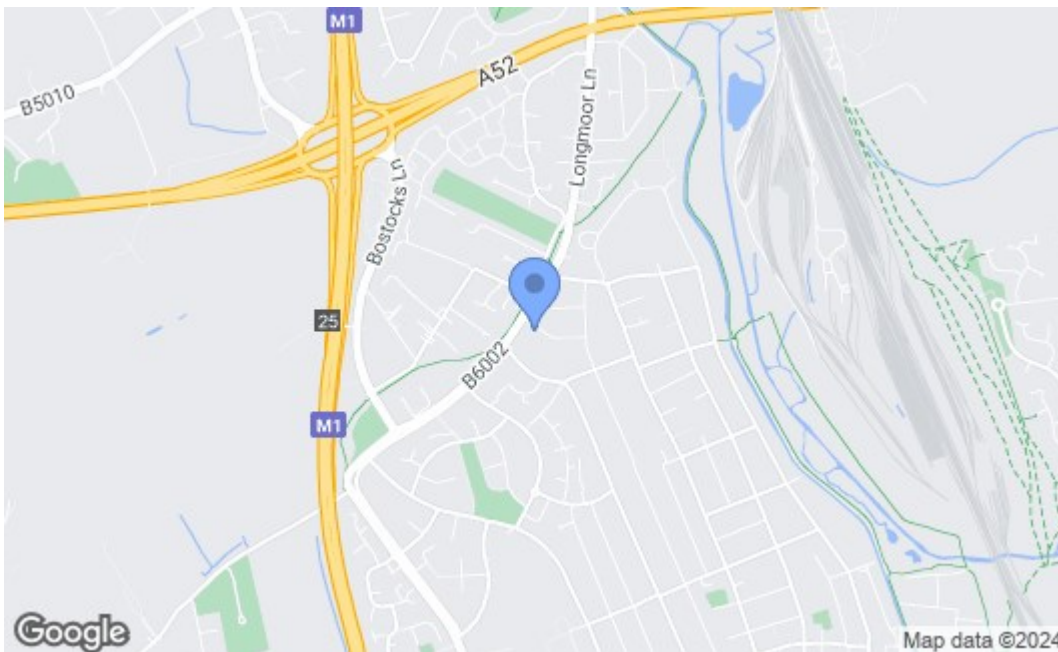
GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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