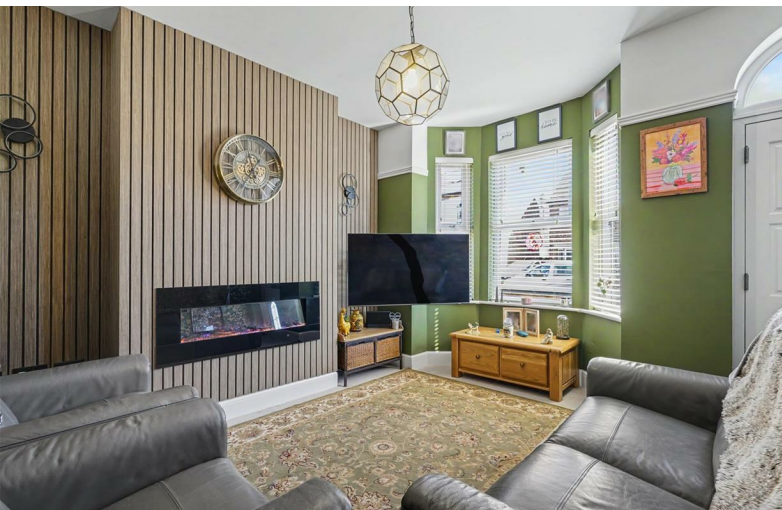




Hawthorne Avenue,  
Long Eaton, Nottingham  
NG10 3NG

**O/O £245,000 Freehold**



AN IMPRESSIVE BAY FRONTED CHARACTER PROPERTY THAT IS A GREAT BLEND OF CHARACTER AND MODERN LIVING.

Robert Ellis are delighted to bring to the market this lovely property that is conveniently located close to amenities and ready for you to move straight in and enjoy your new home. The entrance door opens into the living room which has a walk in bay window and feature panelling into the chimney recesses. The dining room is a good size with windows to the side and rear and stairs rising to the first floor and door to the kitchen. The kitchen is modern fitted with integral appliances and door to utility room which is where the central heating boiler is located.

The first floor landing provides access to the three bedrooms and modern fitted shower room. The garden to the rear has been recently landscaped and offers low maintenance and access to the garden room. The garden is generous in size, fully enclosed and offers an excellent level of privacy.

The property is within walking distance of all the local amenities offered by Long Eaton and the surrounding area including the Asda, Tesco, Lid and Aldi stores and numerous other retail outlets found along the high street, there are excellent schools for all ages, health care and sports facilities and transport links including J25 of the M1, Long Eaton station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



### Entrance

Composite entrance door with decorative obscure light panel within, half moon obscure light panel above opening into:

### Living Room

13'5" into recess x 13'7" into bay (4.09m into recess x 4.15m into bay)  
UPVC double glazed bay window to the front, picture rail, feature acoustic panelling to the chimney breast and recess, feature cast iron style anthracite radiator, understairs storage cupboard with power and light and housing the electric consumer unit, oak door to:

### Dining Room

13'5" x 12'1" approx (4.09m x 3.7m approx)  
Grey wood effect herringbone style laminate flooring, UPVC double glazed windows to the side and rear, picture rail, oak door providing access to the stairs, anthracite vertical feature radiator.

### Kitchen

8'9" x 13'11" approx (2.68m x 4.25m approx)  
UPVC double glazed window to the side, UPVC panel and double glazed door to the rear, continuation of the grey wood effect herringbone laminate flooring, white wall, base and drawer units with black handles, laminate work surface over with matching upstand, integrated Zanussi fridge freezer, integrated Zanussi electric double oven, four ring gas burner over Zanussi stainless steel extractor over, tiled splashback, composite double bowl sink with chrome mixer tap, breakfast bar with matching laminate work surface, cast iron style black radiator, ceiling spotlights, extractor fan, integrated Zanussi dishwasher, oak door to:

### Utility Room

10'0" x 7'10" approx (3.05m x 2.4m approx)  
Obscure UPVC double glazed window to the side, ceiling spotlights, grey wood effect laminate flooring, wall and base units with wood effect laminate work surface over, space and plumbing for a washing machine and tumble dryer, wall mounted cupboard housing the central heating combi boiler, space for an American style fridge freezer, chrome heated towel rail and door to:

### Cloaks/w.c.

7'10" x 2'5" approx (2.4m x 0.75m approx)  
Two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, continuation of the grey wood effect laminate flooring, ceiling spotlights, wall mounted extractor.

### First Floor Landing

UPVC double glazed window to the side at the bottom of the stairs, loft access hatch and oak doors to:

### Bedroom 1

13'7" x 11'2" approx (4.15m x 3.41m approx)  
Two UPVC double glazed windows to the front, radiator, cupboard with shelves.

### Bedroom 2

10'7" x 12'3" approx (3.25m x 3.74m approx)  
UPVC double glazed window to the rear, radiator.

### Bedroom 3

8'5" x 8'11" approx (2.58m x 2.74m approx)  
UPVC double glazed window to the rear, radiator.

### Shower Room

5'10" x 5'2" approx (1.79m x 1.59m approx)  
Shower enclosure with electric shower with aqua boarding splashback, vanity unit housing the low flush w.c. and wash hand basin with chrome mixer tap, splashback, extractor fan, grey wood effect laminate flooring, chrome heated towel rail.

### Outside

To the front of the property there is a low level brick wall to the side and front, metal gates to the front, feature black and red tiled path leading to the front door with large pebbles to the borders. Metal gate to the rear and there is a composite gate giving access to the rear.

The garden to the rear is south-west facing and has been landscaped in 2025, with wooden fence to the boundary, power and light, low maintenance grey slated areas, Indian sandstone paving providing a seating area, artificial lawn, water supply, composite gate providing access to the front.

### Garden Room

8'8" x 9'5" approx (2.65m x 2.89m approx)  
Timber construction with UPVC double glazed window and UPVC panel and double glazed door, decorative chippings.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning into Hawthorne Avenue and the property can be found as identified by our for sale board.  
9233MH

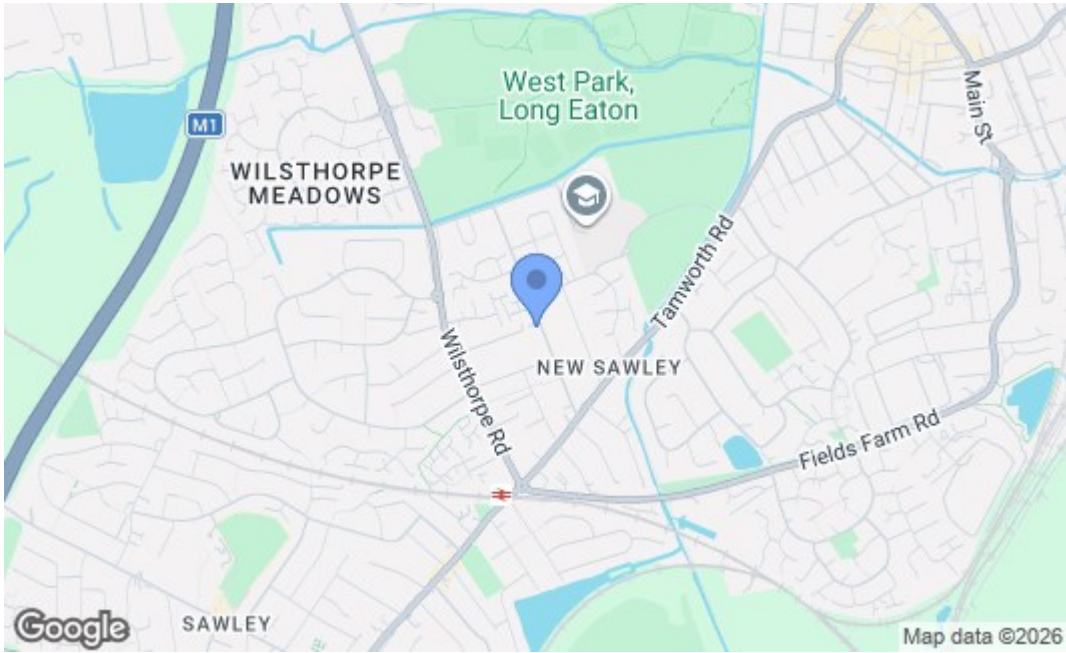
### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1800mbps  
Phone Signal – EE, Vodafone, Three, 02  
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                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (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 <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 |         |           |
| 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.