Robert Ellis

look no further...

Cleveland Avenue,
Long Eaton, Nottingham
NG10 2BT

£375,000 Freehold

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AN IMMACULATELY PRESENTED AND BEAUTIFULLY EXTENDED THREE BEDROOM DETACHED FAMILY HOME, RENOVATED TO AN EXCEPTIONAL STANDARD AND READY TO MOVE STRAIGHT INTO

Occupying a premium position on the highly desirable Cleveland Avenue, this gorgeous detached family home combines character, charm and contemporary styling to create a truly outstanding property. Having been comprehensively renovated throughout, including a new Worcester Bosch boiler installed in 2025 and new carpets throughout, the property offers a turnkey opportunity with no work required. Attractive from the road and set on a quiet residential street, this exceptional home is certain to appeal to buyers looking for quality, space and style.

The spacious accommodation comprises an inviting entrance hallway, a bay-fronted sitting room, and a stunning extended open plan kitchen/dining room finished to an excellent standard with French doors opening onto the rear garden. Beyond the kitchen is a versatile second reception room currently used as a lounge, providing flexible family living. To the first floor are three well-proportioned bedrooms, including two generous doubles, a stylish family bathroom fitted with a contemporary three-piece suite, and access to a substantial loft space offering excellent potential for conversion, subject to the necessary consents. Outside, the property benefits from a block paved driveway providing off-road parking for two vehicles and an exceptional rear garden, featuring decking, a patio seating area, a new shed and an impressive lawn extending to the rear, ideal for families and entertaining alike.

Cleveland Avenue is a highly regarded residential location, well placed for families and commuters alike. A wide range of local shops, supermarkets, schools and healthcare facilities are within easy reach, while excellent transport links include nearby bus routes, Long Eaton train station and swift access to the A52, M1 and major road networks, making Nottingham, Derby and surrounding areas readily accessible.

Entrance Hall
5'8 x 15'1 approx (1.73m x 4.60m approx)
Composite front door with inset glazed panel and panelled windows either side, LVT wood effect flooring, ceiling light, part panelled walls, radiator, sliding doors to the lounge, understairs storage cupboard, painted balustrade with stairs to the first floor, doors to the family room, open plan kitchen diner and cloaks/w.c.

Lounge
10'7 x 13'3 approx (3.23m x 4.04m approx)
UPVC panelled double glazed bay window to the front and a UPVC double glazed panelled window to the side, new carpeted flooring, radiator, ceiling light, picture rail, dado rail, fireplace with a tiled hearth and surround, TV point and built-in storage unit.

Family Room
10'8 x 13'5 approx (3.25m x 4.09m approx)
UPVC double glazed window to the side, new carpeted flooring, designer double column radiator, TV point, ceiling light, two wall lights, feature Adam fireplace with metal surround, picture rail, telephone oint and open to:

Open Plan Kitchen Diner
17'2 x 16'9 approx (5.23m x 5.11m approx)
UPVC double glazed French doors to the rear, window overlooking the rear, two Velux windows, LVT wood effect flooring, tall white designer double column radiator and a low triple column radiator, recessed dimmable ceiling spotlights, two wall lights, hanging light over the dining area, feature black plug points with USB sockets and the kitchen consists of modern white matt soft-closing wall, drawer and base units to two walls with black handles, quartz work surface and splashback, inset stainless steel sink with a modern swan neck mixer tap and draining grooves, integral dishwasher, four ring Baumatic gas burner and feature extractor above, Bosch double oven and grill, space for an American free standing fridge freezer and an integral washing machine.

Cloaks/w.c.
2'3 x 6' approx (0.69m x 1.83m approx)
Obscure UPVC double glazed window to the side, LVT wood effect flooring, double radiator, ceiling spotlights, low flush w.c., modern sink with a mixer tap and storage below with tiled splashback and housing the new Worcester Bosch boiler (installed 2025) and cloaks storage.

First Floor Landing
7'2 x 5'7 approx (2.18m x 1.70m approx)
UPVC double glazed panelled window to the side, new carpeted flooring, panelled walls, ceiling light, picture rail, hatch with a ladder to the partially boarded loft space, doors to:

Bedroom 1
10'8 x 15'1 approx (3.25m x 4.60m approx)
UPVC double glazed panelled bay window to the front, UPVC double glazed panelled window to the side, new carpeted flooring, radiator, ceiling light with smart switch and wardrobes.

Bedroom 2
11' x 11'9 approx (3.35m x 3.58m approx)
UPVC double glazed windows to the rear and side, new carpeted flooring, radiator, ceiling light, picture rail.

Bedroom 3
5'6 x 8'2 approx (1.68m x 2.49m approx)
UPVC double glazed panelled window to the front, new carpeted flooring, double column designer tall radiator, ceiling light, USB plug sockets and storage above the bulkhead.

Bathroom
7' x 7'6 approx (2.13m x 2.29m approx)
Obscure UPVC double glazed window to the rear, recessed ceiling spotlights, extractor fan, tiled floor and walls, panelled bath with black handles and glass screen, rainwater shower and hand held shower, ow flush w.c., pedestal wash hand basin with a black mixer tap, tiled splashback and black tall towel radiator.

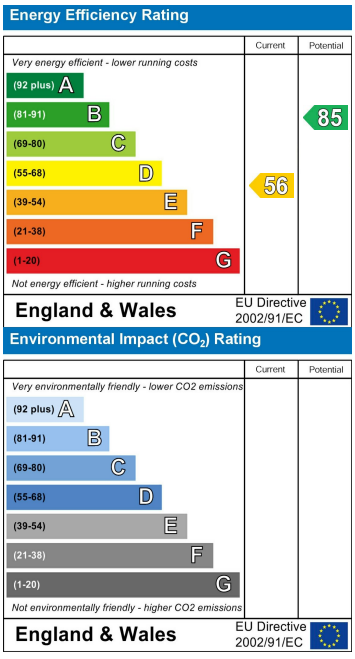
Outside
To the front of the property there is a block paved driveway with partial low level brick wall with railings and parking for at least two vehicles.

Directly outside the French doors there is a large raised decked area, ideal for al-freso living with sleeper planter beds either side with steps leading down to a large sweeping lawn, the garden is fully enclosed with hedging and fencing, further patio area at the rear of the garden with a brand new large shed. There is access via both sides through secure gates, there is an outside tap and courtesy lighting.

Directions
Proceed out of Long Eaton along Nottingham Road. Cleveland Avenue can be found on the right hand side after some ¼ mile and the property can be found on the right hand side of the road.
9456JG

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 16mbps Superfast 52mbps 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



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.

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