Robert Ellis

look no further...







Myrtle Avenue,

,

NG10 3LY

£275,000 Freehold

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LOOKING FOR A WOW FACTOR PROPERTY? THIS STYLISH AND PRACTICAL PROPERTY WILL CERTAINLY IMPRESS!

The composite entrance door opens into the hallway with stairs rising to the first floor and door leading into the living room. The living room has a walk in bay window to the front elevation and door accessing the open plan living, dining and kitchen area. the property boasts an open plan living, dining, and kitchen area that is ideal for both entertaining and family gatherings. Additionally, a utility room and a convenient WC enhance the practicality of the home, making daily life a breeze.

The first floor features three bedrooms, two are double in size and the third is a single or a home office. The modern fitted bathroom is stylish and functional, catering to the needs of the household with ease.

Outside, the property is complemented by a large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. A driveway provides off-street parking, adding to the convenience of this lovely home.

This property is an excellent opportunity for families or professionals seeking a comfortable and stylish residence, with its thoughtful layout and modern amenities, it is sure to impress.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl 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 include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at 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
Open storm porch with a composite entrance door with obscure diamond shaped light panels within leading into:

Entrance Hall
Having stairs to the first floor, a radiator, tiled floor and door to:

Living Room
14'9" plus bay x 14'0" max approx (4.52m plus bay x 4.28m max approx)
UPVC double glazed box bay window to the front, wall mounted anthracite vertical radiator, ceiling spotlights, understairs storage cupboard, door to:

Open Plan Living/Dining Kitchen

Living Area
11'11" x 8'5" approx (3.65m x 2.58m approx)
Wood effect herrringbone tiled style flooring with underfloor heating (wet system), door to the utility.

Dining Kitchen Area
15'9" x 12'6" approx (4.82m x 3.83m approx)
Two Velux skylight windows, UPVC double glazed window to the rear, bi-fold doors to the rear, grey Shaker style wall, base and drawer units with a quartz work surface over and matching upstand, tiled splashback, sink with draining grooves and chrome mixer tap, integrated single electric oven, gas hob with stainless steel extractor over, integrated fridge freezer, integrated dishwasher, integrated under-counter freezer, matching island with storage cupboards, breakfast bar with seating for three people.

Utility Area
4'9" x 7'6" approx (1.47m x 2.3m approx)
Ceiling spotlights, UPVC panel and double glazed door to the side and obscure UPVC double glazed light panel to the side, tiled floor, Shaker style base and wall cupboards with wood effect laminate work surface over, tiled splashback, space and plumbing for a washing machine, sliding door to:

Cloaks/w.c.
4'11" x 4'11" approx (1.52m x 1.5m approx)
Obscure UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap and tiled splashback, chrome heated towel rail, tiled floor, storage area with a pull down shutter.

First Floor Landing
UPVC double glazed window to the side, access hatch to the majority boarded loft space with power and light, doors to:

Bedroom 1
11'11" x 11'1" approx (3.64m x 3.39m approx)
UPVC double glazed window to the front, fitted wardrobes with mirror sliding doors, internal lighting, hanging rails and shelving, radiator.

Bedroom 2
11'3" x 10'1" approx (3.45m x 3.08m approx)
UPVC double glazed window to the rear, radiator, loft access hatch.

Bedroom 3
5'11" x 8'0" approx (1.82m x 2.46m approx)
UPVC double glazed window to the front, storage cupboard and a radiator.

Bathroom
6'11" x 8'4" approx (2.12m x 2.55m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising low flush w.c., pedestal wash hand basin with chrome mixer tap and tiled splashback, bath with an electric Mira Sport shower over, tiled splashback, shower curtain, ceiling spotlights, wall mounted extractor fan, storage cupboard housing the boiler and hot water cylinder, chrome heated towel rail, vinyl flooring.

Outside
124'8" (38)
The front is block paved and has an artificial lawn, brick wall to the borders, metal gate providing access to the rear.

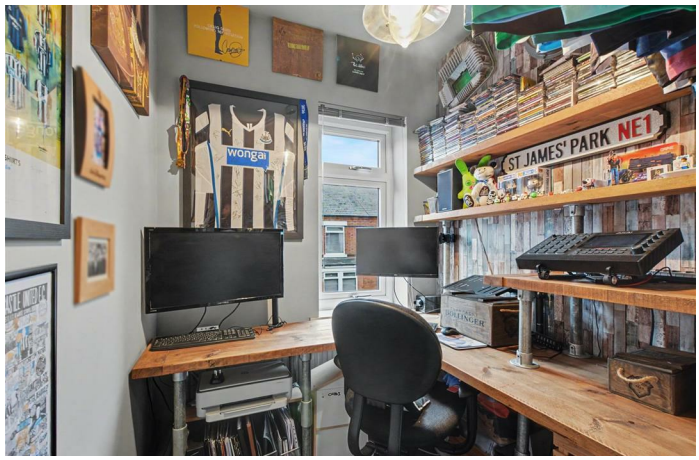
The rear garden is 124ft (38m) approx, with access to the front via a block paved pathway, large paved patio area, external lighting, power and tap, wooden frame gazebo with polycarbonate roof providing an ideal space for a hot tub and has power, step down to the artificial lawned garden with pebbled borders, wooden fence to the boundary, composite storage shed and concrete hardstanding.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue where you will find the property on the right hand side.
9625MH

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 80mbps 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



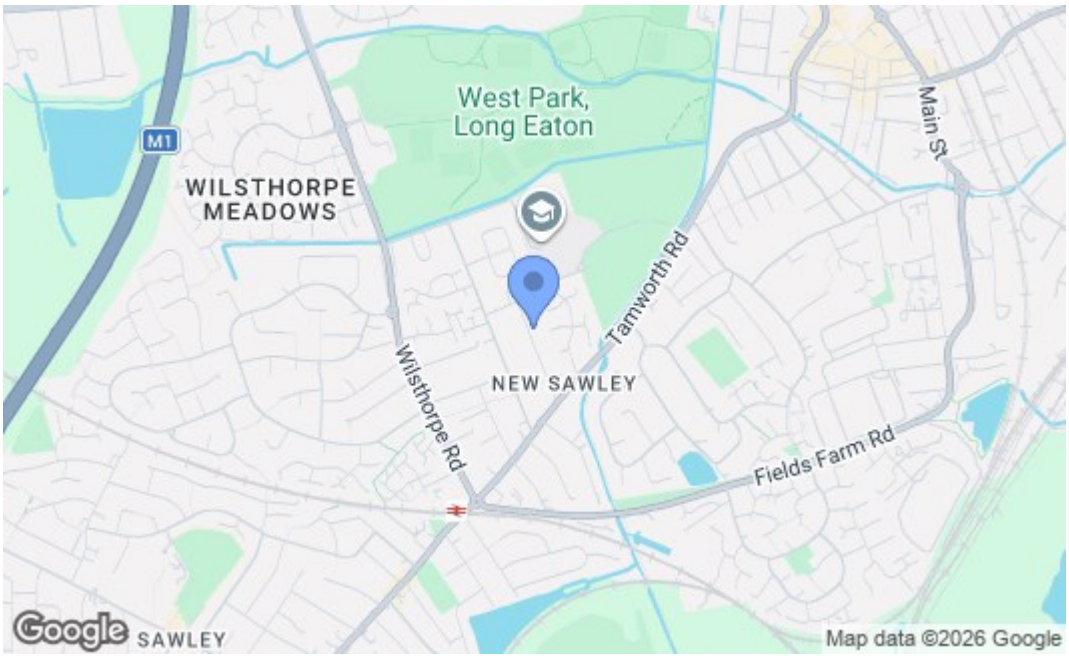


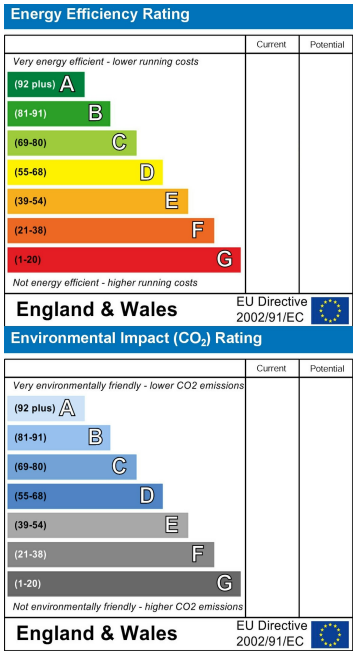












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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