Robert Ellis

*look no further. . .*








Milford Avenue,
Long Eaton, Nottingham
NG10 4EZ

**£245,000 Freehold**

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A BEAUTIFULLY REFURBISHED AND UPGRADED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON A QUIET CUL DE SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this well appointed home which over recent months has undergone a complete refurbishment and upgrade program. The property has been re-plastered throughout, been re-wired, had new double glazed windows installed, has a new dining kitchen fitted, a new bathroom to the first floor and the property has been tastefully decorated with new floor coverings fitted throughout. For the size and layout, as well as the quality of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so that they can see all that is included in the property for themselves.

The property stands back from the road with a pebbled area at the front and is constructed of brick with render to the front elevation all under a new pitched tiled roof. The tastefully finished accommodation derives the benefit of a new gas central heating system and new double glazing throughout and includes a reception hall leading into lounge which has a bay window to the front and a feature open recess in the chimney breast and a door leads from the lounge to the exclusively fitted and newly created dining kitchen which has grey Shaker-style units in the kitchen area and double glazed double opening French doors leading out from the dining part of the room. To the first floor, the landing leads to three good sized bedrooms and a newly created bathroom which has a brand new white suite with a mains flow shower system over the bath. Outside, there is a pebbled area at the front, a path leads through a gate which provides access to the rear garden and the main garden is landscaped with a newly laid slab patio and lawn with fencing and hedging to the boundaries and provides a lovely, private garden to enjoy outside living during warmer months.

The house is well placed for easy access to the centre of Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities within easy reach, excellent schools for all ages within a short distance of the property and the transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Front Door
A brand new new stylish grey composite front door with inset etched double glazed panel and stainless steel furniture leading to :

## Reception Hall
Stairs with new carpeted flooring and a handrail leading to the first floor, LVT style flooring in the hall, a radiator and a new wood panel door leading into :

## Lounge/Sitting Room
15'6 x 13'9 (4.72m x 4.19m)
The lounge has a double glazed bay window to the front, a feature recess in the chimney breast with a slabbed hearth where a log-burning stove could be fitted if required by a new owner, eight power points, aerial and power points for a wall mounted TV on the chimney breast, a radiator, two of the power points have USB charging points. There is a walk-in understairs storage cupboard off the lounge which has a double glazed window to the side, a new wall mounted electric consumer unit, the electricity meter is housed within a double fitted cupboard, stone shelf, carpeted flooring and a light. From the lounge, there is a new wood panel door leading into the dining kitchen.

## Dining Kitchen
16'8 x 8'7 (5.08m x 2.62m)
The newly fitted and equipped dining kitchen has grey Shaker-style units with brushed stainless steel fittings and includes a one and a half bowl sink with a swan-neck mixer tap and a four ring induction hob set within a work surface which extends to three sides and has cupboards, drawers, an oven, and space for an automatic washing machine below, matching eye-level wall cupboards with the new Baxi boiler being housed within a wall cupboard, hood and stainless steel back plate to the cooking area, double glazed window to the rear in the kitchen area and double glazed opening double French doors leading out to the rear garden in the dining/living area, LVT style flooring extending across the whole of this living area, recessed lighting to the ceiling, a radiator in the dining area and eleven above-surface power points, two having USB charging points.

## First Floor Landing
The landing has new carpeted flooring, a double glazed window to the side, two power points, a hatch to the loft and new panelled doors leading to the three bedrooms and bathroom.

## Bedroom 1
11'9 x 9'10 (3.58m x 3.00m)
The main bedroom has a double glazed window overlooking the rear garden, a radiator, a feature original cast iron fireplace, new carpeted flooring, a TV aerial point and six power points with two of the double power points have USB charging points.

## Bedroom 2
10'2 x 9'3 (3.10m x 2.82m)
The second bedroom has a double glazed window to the front, original feature fireplace, a radiator, new carpeted flooring, TV aerial point and six power points with two of the double power points having USB charging points.

## Bedroom 3
8'6 x 7'3 (2.59m x 2.21m)
The third bedroom has a double glazed window to the rear, a radiator, four power points with both double power points having USB charging points, a TV aerial point and new carpeted flooring.

## Bathroom
The new luxurious fitted bathroom has a white suite including a panelled bath with mixer taps and a mains flow overhead shower with a rainwater shower head and a handheld shower, tiling to three walls and protective glazed screen, a low flush WC, a wall mounted hand basin with mixer tap, a tiled splashback and two drawers below, a chrome ladder towel radiator, double opaque glazed window, recessed lighting to the ceiling, an extractor fan and LVT style flooring.

## Outside
At the front of the property, there is a pebbled garden area. A path leads to a gate on the left hand side of the house which provides access to the rear garden.

At the rear of the property, there is a slabbed patio leading onto a newly laid lawned garden with fencing and hedging to the side boundaries and a fence to the rear boundary. There is an external up and down light by the French doors and an outside water supply provided at the rear of the house and there are PowerPoints at the front

## Directions
Proceed out of Long Eaton along Derby Road and continue round the bed and take the right hand turning into Breedon Street. Milford Avenue can be found as a turning on the left hand side.
9629MP

## Agents Notes
There are AI generated photos on this property.

## 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 6mbps Superfast 47mbps 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



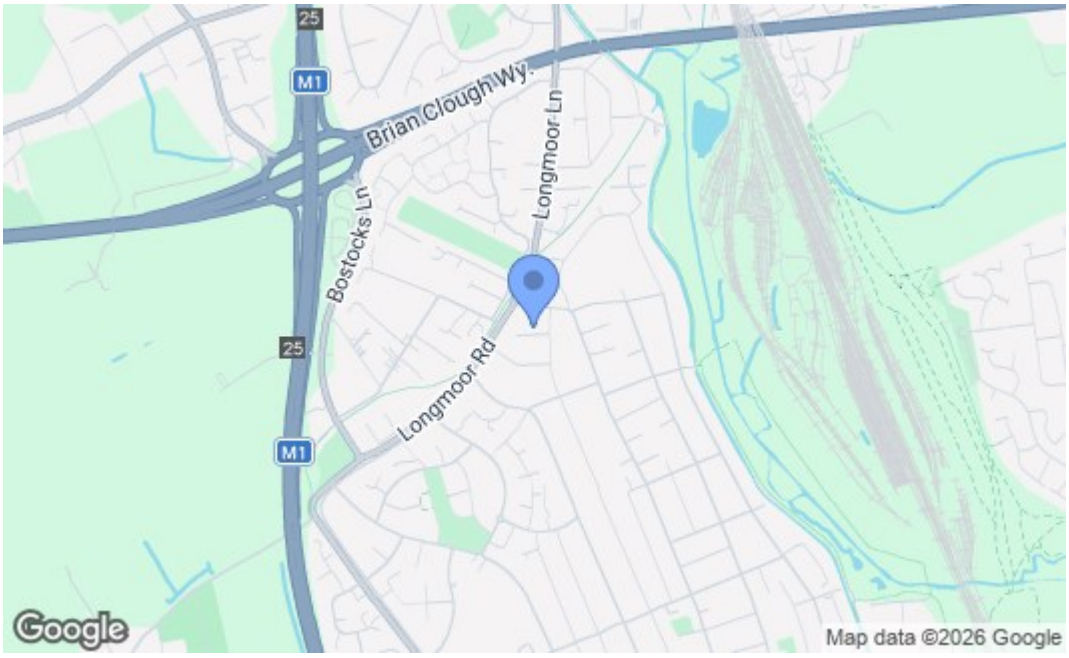


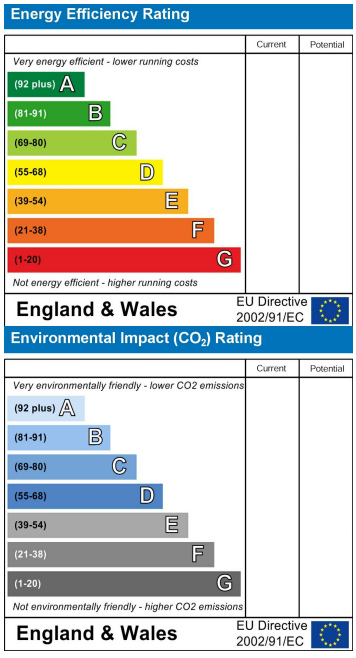









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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