



Owen Avenue,  
Long Eaton, Nottingham  
NG10 2FS

**Price Guide £600-625,000**  
**Freehold**



AN EXCEPTIONAL FOUR BEDROOM DETACHED HOUSE WITH SPECTACULAR OPEN-PLAN KITCHEN DINER, DETACHED GARAGE AND FIVE W.C.S, BUILT IN 2011 BOASTING TWO THOUSAND SQUARE FT OF LIVING SPACE

This stunning extended four bedroom detached house on Owen Avenue offers a spacious 2000 square feet of modern living space, perfect for families. The property boasts four luxurious bathrooms, ensuring convenience and comfort throughout. The highlight of the home is the large, extended kitchen diner, featuring sleek, contemporary finishes and bi-fold doors that open onto the garden, creating an indoor-outdoor living experience ideal for entertaining. Additionally, the property includes a generous double garage, providing ample space for parking and storage. Set in a desirable location, this home combines style and practicality with ample space for a growing family.

The property simply must be viewed to be appreciated! It is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of modern conveniences such as gas central heating, double glazing and air conditioning units in many rooms. In brief the accommodation comprises of large entrance hall that flows through to the extended living kitchen with underfloor heating with contemporary fitted kitchen with large feature island. The room has bi-fold doors providing great aspects and access to the rear garden, to the front of the property there is a spacious dual-aspect bay fronted lounge and a separate playroom/dining room. There is also a utility room and separate w.c/cloaks. To the first floor there are four double bedrooms, three with en-suites and with the master bedroom benefiting from a dressing room and a modern shower room and also a newly fitted four piece family bathroom with beautiful freestanding bath. Outside the property has great stance and curb appeal from the road and there is a delightful South facing rear garden which is low maintenance and with patio areas for great entertaining space. There is also a large brick build garage to the rear. An early bird viewing comes highly recommended to appreciate the finish and space on offer!

The property is only a few minutes drive away from the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi superstores and many other retail outlets, bars and restaurants, there are schools for all ages within easy reach, healthcare and sports facilities, walks across the nearby fields and along the banks of the River Trent which take you to Trent Lock in one direction and Attenborough Nature Reserve in the other, and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

19'5" x 6'6" approx (5.92m x 1.98m approx)

L shaped entrance door with a wood effect composite door to the front with two inset frosted glazed panels and two windows to the side, Kamdean flooring, two ceiling lights, large understairs storage cupboard, stairs with feature balustrade and doors to:

### Lounge

11'7" x 26' approx (3.53m x 7.92m approx)

Dual aspect bay front wood effect double glazed windows to the front and rear, sliding doors to the rear, carpeted flooring, two ceiling lights, four wall lights, radiator, two TV points, speakers, air conditioning unit and sockets with USB points.

### Sitting Room

13' x 11'7" approx (3.96m x 3.53m approx)

Wood effect double glazed window to the front, Kamdean flooring, ceiling light, radiator, air conditioning unit and TV point.

### Ground Floor w.c.

5'9" x 3'5" approx (1.75m x 1.04m approx)

Wood effect obscure double glazed window to the side, Kamdean flooring, sensor lighting with glass bowl having a mixer tap, low flush w.c. and extractor fan.

### Cloaks/Utility

6'9" x 5'4" approx (2.06m x 1.63m approx)

Wood effect obscure double glazed window to the side, Kamdean flooring, work surface with cream Shaker wall units, ceiling light, radiator, spaces for a washing machine, dryer and fridge, inset stainless steel circular sink and tap.

### Extended Living/Dining Kitchen

25' x 19'1" approx (7.62m x 5.82m approx)

Black four pane bi-fold doors with in-built blinds opening to the rear garden, double glazing to the apex, black double glazed sliding doors to the side garden, two electric controlled Velux windows, marble effect large tiled flooring, TV point, recessed ceiling spotlights, six ceiling speaker, under floor heating, air conditioning unit, a range of matte black soft closing wall, base and drawer units to one wall with marble work surface, smoke mirror splashbacks which are illuminated and illuminated glazed cupboards, inset black sink with swan neck mixer tap, lighting under the units, dual Neff ovens and drinks fridge, pull out bin drawer, built-in dishwasher, floor to ceiling built-in pantry with floor to ceiling built-in fridge and freezer, island (10' x 4') with granite work surface having lighting under and five bar stools and drawers to one side, built-in pop up plug point, Neff built-in four ring induction hob with extractor. There is space within this room for a large sofa and dining table.

### First Floor Landing

22'1" x 6'3" approx (6.73m x 1.91m approx)

The large landing has wood effect double glazed window to the front, three ceiling lights, oak staircase with smoked glass and LED inset lights, doors to

### Bedroom 1

13'4" x 12'5" approx (4.06m x 3.78m approx)

Wood effect double glazed window to the rear, carpeted flooring, recessed ceiling spotlights, air conditioning unit, USB power points, TV point, two large built-in wardrobes with oak doors.

### Walk-in Wardrobe

6'1" x 5'9" approx (1.85m x 1.75m approx)

With carpeted flooring, ceiling large, wood effect wardrobe to two walls with hanging rail, drawers and shelving, sliding door to:

### En-Suite

5'3" x 6' approx (1.60m x 1.83m approx)

Wood effect double glazed obscure window to the rear, recessed ceiling sensor spotlights, LVT flooring, enclosed corner shower unit with contemporary rainwater head and body shower, extractor fan, chrome towel radiator, tiling to one wall, built-in recessed unit housing the sink and low flush w.c., splashback to the sink, cupboard below, LED mirror and loft access hatch.

### Bedroom 2

12'3" x 9'6" approx (3.73m x 2.90m approx)

Wood effect double glazed window to the front, carpeted flooring, radiator, ceiling light, air conditioning unit, TV point, large built-in wardrobe with oak doors having doors to:

### En-Suite

7'6" x 3'8" approx (2.29m x 1.12m approx)

Wood effect double glazed obscure window to the side, tiled floor, towel radiator, recessed ceiling spotlights, mirrored vanity unit with LED lighting, extractor fan, low flush w.c. and recessed sink in a vanity unit, enclosed corner shower unit.

### Bedroom 3

11'3" x 9'4" approx (3.43m x 2.84m approx)

Wood effect double glazed window to the front, carpeted flooring, radiator, ceiling light, air conditioning unit, large built-in oak door wardrobe with shelving and a TV point.

### Bedroom 4

10'9" x 9'7" approx (3.28m x 2.92m approx)

Wood effect double glazed window to the rear, carpeted flooring, radiator, ceiling light, TV point, air conditioning unit, large built-in wardrobe with drawers along one wall and door to:

### En-Suite

3'3" x 8'2" approx (0.99m x 2.49m approx)

Wood effect double glazed obscure window to the side, tiled floor, towel radiator, recessed ceiling spotlights, mirrored vanity unit, extractor fan, vanity unit with built-in low flush w.c., recessed sink and enclosed shower unit with glass sliding doors.

### Bathroom

7'3" x 7'5" approx (2.21m x 2.26m approx)

Newly fitted with a wood effect obscure double glazed window to the side, tiled floor, large free standing bath with contemporary black mixer tap and hand held shower, black towel radiator with built-in storage unit having a flush w.c. and cupboard below, sink with mixer tap, black LED sensor mirror, black enclosed corner shower unit with rainwater shower head and hand held shower, built-in speaker and extractor fan.

### Outside

The property sits back from the road behind a brick-built wall. There is a large block paved driveway to the left hand side and front for at least four vehicles. There is a gate that leads to the rear garden, with a car port area leading to a further block paved rear garden with a raised newly laid slate patio area, perfect for alfresco dining and living. With an area laid to lawn. The spacious garden is private and fully enclosed

### Garage

22' x 18' approx (6.71m x 5.49m approx)

A brick built detached garage with door to the front with lighting and power

### Directions

Proceed out of Long Eaton along Main Street and at the traffic island with the Tappers Harker public house turn left into Meadow Lane and at the next mini island turn right still following Meadow Lane. Continue across the level crossing and take the second right into Owen Avenue where the property can be found on the cul-de-sac on the right hand side as identified by our for sale board.

### Council Tax

Erewash Borough Council Band E

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20Mbps Ultrafast 1000Mbps Phone Signal: 02, Vodafone, EE,

Three

Sewage: Mains supply

Flood Risk: Not flooded

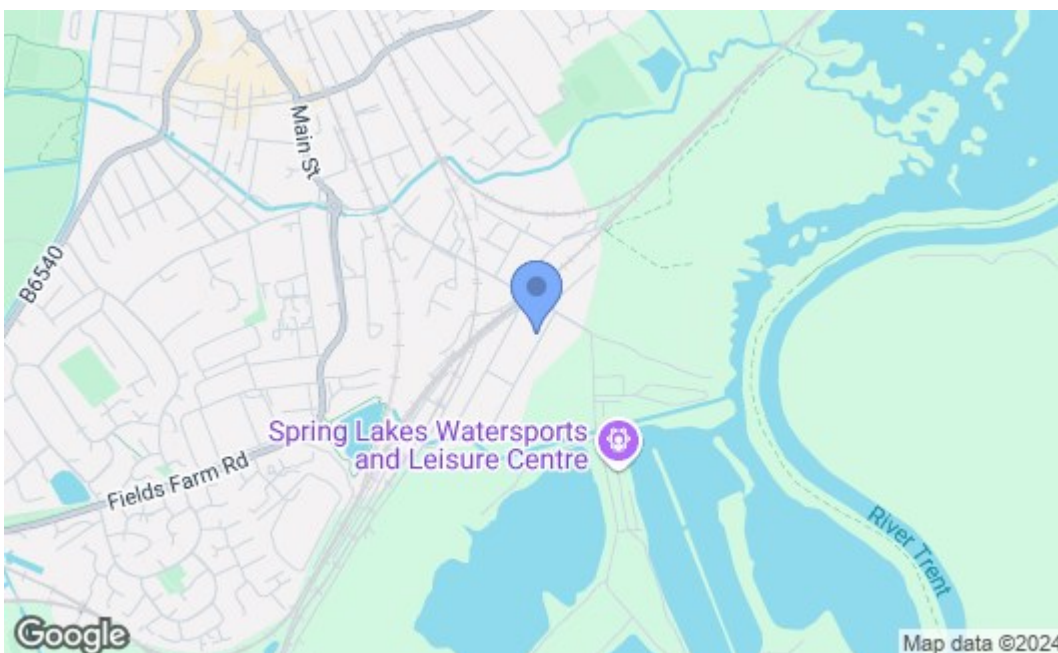
Flood Defences: No

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			86
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.