



Parkside Avenue,
Long Eaton, Nottingham
NG10 4AJ

£437,500 Freehold



THIS IS AN EXTENDED THREE BEDROOM DETACHED FAMILY HOME WHICH IS POSITIONED ON A LARGE, PRIVATE PLOT IN THE PRESTIGIOUS PARKSIDE AREA OF LONG EATON.

Robert Ellis are pleased to be instructed to market this detached family home which since being originally constructed, has been extended to the side and rear which has enlarged the ground floor living accommodation. The property is positioned on one of the largest plots in the Parkside area of Long Eaton and for the size and privacy of the gardens as well as the size of the accommodation included to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property lends itself to be further extended and upgraded which is again something people will see when they view. The Parkside area of Long Eaton is one of the most sought after areas in which to live and is close to excellent local schools, is only a short drive away from the town centre and is also within easy reach of excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central heating and double glazing. The house includes an enclosed porch, reception hall with a ground floor w.c. off, lounge with sliding patio doors leading out to the beautiful rear gardens and having a feature fireplace, the front reception room has been extended and this includes a sitting area with French doors leading out to the rear gardens and a dining area, the kitchen is fitted with oak finished units and between the kitchen and garage there is a passageway providing access to both the front and rear of the house. To the first floor the landing leads to the three bedrooms with the two main bedrooms having ranges of built-in wardrobes and the fully tiled bathroom includes a bath and separate shower. Outside there is a detached concrete sectional garage positioned to the left of the property, a driveway which provides off the road parking for several vehicles and mature garden to the front and at the rear there is the beautiful private, Southerly facing mature garden which has patio areas at the rear of the house with steps leading down to the lawned garden which has mature borders and screening to the sides and there is a greenhouse and shed which will remain at the property when it is sold.

The property is within easy reach of Long Eaton town centre where there are Asa, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent state and independent schools for all ages within walking distance of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields with West Park providing a lovely area to walk and also connects to Long Eaton town centre, there are further walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, 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

Enclosed porch having a UPVC front door with inset opaque glazed leaded panels and a matching side panel and there is an opaque glazed door with matching side panel leading to:

Reception Hall

Stairs to the first floor and a radiator with a shelf over.

Ground Floor w.c.

Having a white low flush w.c., wall mounted hand basin and a bidet, fully tiled walls and two opaque double glazed windows.

Lounge

15' x 11' approx (4.57m x 3.35m approx)

Double glazed sliding patio doors leading out to the private rear garden with two double glazed windows to the side, feature coal effect gas fire set in a brick surround with a tiled mantle and hearth, radiator, cornice to the wall and ceiling and two wall lights.

Sitting/Dining Room

25' x 11' plus bay approx (7.62m x 3.35m plus bay approx)

This extended sitting room includes a dining area and there is a double glazed leaded box bay window and two double glazed windows to the front with two further double glazed windows to the side, double opening, double glazed French doors leading out to the rear garden, feature coal effect gas fire set in an oak Adam style surround with a marble inset and hearth, two radiators and five wall wall lights.

Breakfast Kitchen

15'8 x 9'8 approx (4.78m x 2.95m approx)

The kitchen is fitted with oak finished units and has a 1½ bowl sink with a mixer tap set in an L shaped work surface with drawers, cupboards and spaces for both an automatic washing machine and fridge below, space and plumbing for an upright gas cooker, work surface with cupboard and drawer beneath, matching eye level wall cupboards and shelving to one wall, hood and back plate to the cooking area, radiator with shelf over, double glazed window to the rear, upright fitted storage cupboard, Georgian glazed door to the side and a part double glazed door leading out to the patio at the rear of the house.

Pantry

The understairs pantry has an opaque glazed window to the side and fitted shelving.

Rear Hallway

Between the garage and the house there is a covered passageway which has a half double glazed door to the front and a full height double glazed door leading out to the rear garden, tiled flooring and there is access into the garage from the passageway.

First Floor Landing

The balustrade continues from the stairs onto the landing, radiator, hatch to loft and opaque double glazed window to the side.

Bedroom 1

11' plus bay x 11' approx (3.35m plus bay x 3.35m approx)

Double glazed box bay window to the front and a double glazed window to the side, two double wardrobes providing hanging space and shelving and a radiator.

Bedroom 2

12' x 11' approx (3.66m x 3.35m approx)

Double glazed box bay window to the rear with a further double glazed window to the side, range of built-in wardrobes extending to two walls providing hanging space and shelving, dressing table with drawers under, mirror to one end of the wardrobes, radiator, wall light by the bed position and cornice to the wall and ceiling.

Bedroom 3

9' x 7' approx (2.74m x 2.13m approx)

Double glazed leaded window to the front and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails, corner shower with a mains flow shower system and glazed sliding doors and protective screens, a low flush w.c., pedestal wash hand basin, two opaque double glazed windows, radiator with chrome towel rails and a Baxi boiler and hot water tank housed in a built-in double airing/storage cupboard.

Outside

At the front of the property there is a long driveway which provides off road parking for several vehicles, there is a path extending across the front of the house providing access to the front door and via a gate to the right hand side of the property to the rear garden. The front garden has been landscaped to help keep maintenance to a minimum with there being established rockered beds and pebbled areas and there is a fence to the left hand boundary.

To the right hand side of the house there is a slabbed pathway with a raised bed to the side and a wall to the boundary which provides access to the patio behind the sitting room and at the rear of the house which can be accessed from both the lounge and sitting room with the patio at the rear being covered, there is a bin storage area at the rear of the garage and there are steps leading from the patio to a pathway which takes you to the bottom of the garden and to a greenhouse and shed and a further slabbed patio area behind the greenhouse. The main garden is lawned and has established beds and screening to the side boundaries which helps to create privacy from adjoining properties and as people will see when they view the property, the garden has been maintained to a high standard. There is coniferous hedging to the left hand side and fencing and screening to the right and at the bottom of the garden there are mature bushes with a fenced area behind and there is an external water supply provided.

Garage

21' x 8'10 approx (6.40m x 2.69m approx)

The detached concrete sectional garage has an up and over door to the front and a pitched roof, door leading into the passageway between the house and garage and power and lighting is provided.

Greenhouse

12' x 8' approx (3.66m x 2.44m approx)

Shed

20' x 7' approx (6.10m x 2.13m approx)

The shed is positioned at the bottom of the garden and has double doors at the front and windows to the side and front.

Directions

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

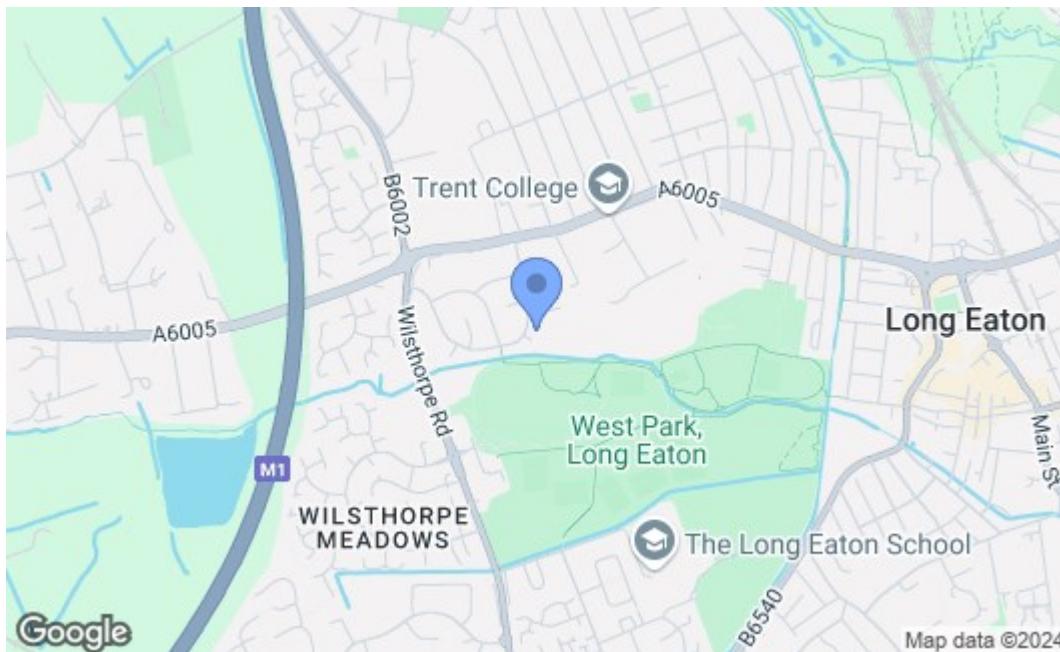
Flood Defenses – No

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			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.