



Charlton Avenue,  
Long Eaton, Nottingham  
NG10 2BX

**£375,000 Freehold**



THIS IS A STUNNING, EXTENDED AND RE-DESIGNED EDWARDIAN PROPERTY WHICH NOW PROVIDES FOUR BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Being located on the left hand side of Charlton Avenue, this substantial Edwardian property has just been extended to the rear which has increased the extent of the ground floor living accommodation and into the attic which in turn has created a master bedroom suite with an en-suite shower/w.c. The property is highly appointed throughout, having been re-wired, had a new central heating system installed, been re-plastered, will have a brand new kitchen, bathroom and en-suite to the master bedroom and the Southerly facing garden at the rear has been landscaped with a patio leading onto a lawn. The accommodation to the ground floor has beautiful layout with a main lounge at the front and a further sitting/living area at the rear with French doors opening to the private, southerly facing rear garden. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Charlton Avenue and is constructed of brick to the external elevations under a new pitched tiled roof which has a dormer at the rear. The accommodation derives the benefits from a new gas central heating system and newly installed double glazing throughout and is entered through the main entrance door at the side of the house into the hallway which has a recently laid attractive tiled flooring and original feature staircase leading to the first floor, the lounge is positioned at the front and this has a box bay window and an opening in the chimney breast to install a log burning stove. The open plan dining kitchen area will be exclusively fitted with shaker style units and will have integrated appliances and off the kitchen there is the newly created sitting/living area which has doubled opening French doors leading out to the rear garden. There is also a utility room and ground floor w.c. and to the first floor the landing leads to three bedrooms and the luxurious bathroom which has a mains flow shower system over the bath. From the first floor landing there are stairs taking you to the newly created master bedroom suite on the second floor which has window to the rear and a brand new en-suite shower room/w.c. There is a low level walled area at the front of the house with a slabbed pathway running down the right hand side which provides access to the main entrance door and rear garden. At the rear of the house the garden has been landscaped with a patio extending across the rear of the property and this leads onto a newly laid lawned garden which is kept private by having fencing to the boundaries.

The property is within walking distance of 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 easy reach of the property, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with inset opaque glazed panel and opaque double glazed panel above leading to:

#### Reception Hall

Stairs with feature balustrade and original wood panelling to the side leading to the first floor with a shelved walk-in cupboard under which houses the electric consumer unit and electric meter, there is attractive newly laid tiled flooring in the hallway, a radiator and panelled doors leading to the lounge, living/dining kitchen and utility/w.c.

#### Lounge/Sitting Room

12' plus bay x 13' approx (3.66m plus bay x 3.96m approx)

This large main reception room has a double glazed box bay window to the front, feature opening in the chimney breast with a hearth which will provide an ideal housing for a log burning stove or similar, cornice to the wall and ceiling, radiator, six power points and data point for a TV.

#### Dining Area

13' x 7'2 approx (3.96m x 2.18m approx)

The open plan dining area leads into the kitchen and has a double glazed window to the rear, a radiator, two power points and will have high quality laminate flooring.

#### Kitchen

13'10 x 7'6 approx (4.22m x 2.29m approx)

The open plan kitchen is currently being fitted with Shaker style wall and base units with integrated appliances and has a double glazed window to the side and half opaque double glazed door leading out to the courtyard area at the side of the house, there is a wall mounted boiler, extractor fan and recessed lighting to the ceiling.

#### Sitting Room

16'1 x 13' approx (4.90m x 3.96m approx)

This room is a new addition to the property and provides a stunning living space with double opening, double glazed French doors and double glazed matching side panels leading out to the Southerly facing rear garden, there is a full height double glazed window looking into the courtyard area at the side of the house, 8 power points and a data point for a TV.

#### Utility Room

5'5 x 4'5 approx (1.65m x 1.35m approx)

The utility room leads to the ground floor w.c. and will have a work surface with space below for an automatic washing machine and tumble dryer, recessed lighting to the ceiling and a door leading to:

#### Ground Floor w.c.

Having a white low flush w.c. and a hand basin, radiator, opaque double glazed window and recessed lighting to the ceiling.

#### First Floor Landing

The landing has panelled doors leading to the bedrooms and bathroom, a radiator and there are stairs from this landing leading to the master bedroom suite on the second floor.

#### Bedroom 2

13'2 x 12'3 approx (4.01m x 3.73m approx)

Double glazed window to the front, radiator, 6 power points and a data point for a TV.

#### Bedroom 3

13'9 x 7'7 approx (4.19m x 2.31m approx)

Double glazed window to the rear, radiator and 6 power points.

#### Bedroom 4

10' x 6'4 approx (3.05m x 1.93m approx)

Double glazed window to the rear, radiator and 6 power points.

#### Bathroom

The newly fitted, luxurious bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over, tiling to two walls, pedestal wash hand basin and a low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

#### Second Floor

#### Bedroom 1

25'5 x 12'9 to 7' approx (7.75m x 3.89m to 2.13m approx)

The balustrade continues from the stairs into the large double bedroom, there is a double glazed window to the rear, radiator, 8 power points and a data point for a TV and a feature exposed beam to the ceiling.

#### En-Suite Shower Room

The main bedroom has an en-suite shower room including a walk-in shower with a mains flow shower system with tiling to three walls and a glazed door, pedestal wash hand basin and a low flush w.c., eye level double glazed window, electric shaver point, tiled flooring and a ladder towel radiator.

#### Outside

At the front of the property there is a path with a low level wall to the front boundary and the path extends down the right hand side of the house to the main entrance door and to a courtyard/bin storage area to the newly built extension at the rear of the house. There is outside lighting and a pebbled pathway extending to the rear.

The rear garden is approx 57' in length and has been landscaped with a slabbed patio area running across the back of the house, a lawn with fencing to the boundaries and an outside light is provided next to the doors that lead out from the sitting room.

#### Directions

Proceed out of Long Eaton along Nottingham Road and Charlton Avenue can be found as a turning on the left hand side.

AMMP

#### Council Tax

Erewash Borough Council Band B

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Superfast 32mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

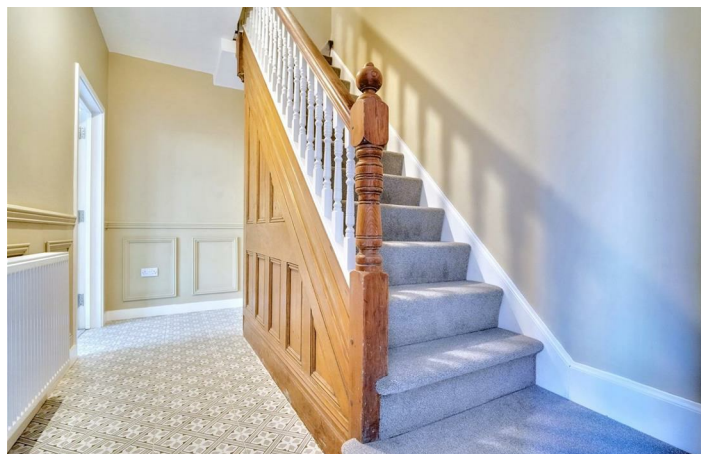
Flood Risk – No, surface water very low

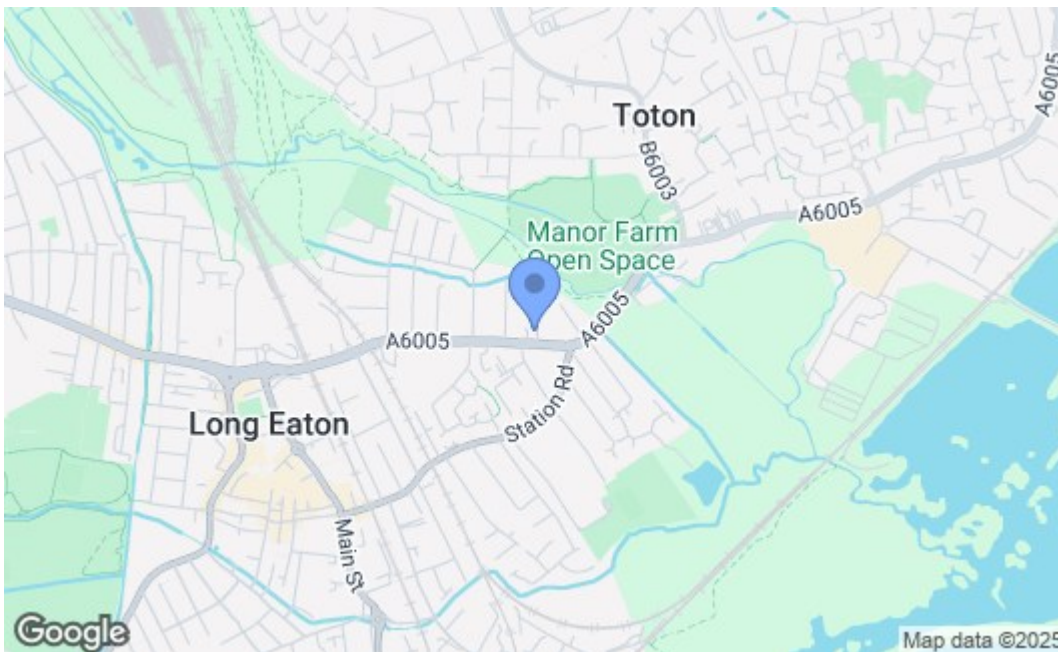
Flood Defenses – No

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.