



Owen Avenue,
Long Eaton, Nottingham
NG10 2FS

Price Guide £350-360,000
Freehold



AN ATTRACTIVE THREE BEDROOM BAY FRONTED DETACHED FAMILY HOME WITH AN AMAING GARDEN BAR, LARGE GARDEN AND GARAGE.

Nestled on the peaceful and sought-after Owen Avenue, this attractive bay-fronted three-bedroom detached house offers the perfect blend of character, space, and modern living. Recently upgraded throughout, the property features a stylish new kitchen and contemporary bathrooms, making it ideal for families looking for a move-in ready home. Set on a generous plot, the home boasts a tandem garage and a substantial rear garden, perfect for entertaining, with a built-in outdoor kitchen and BBQ area that elevates outdoor living. Inside, the property is beautifully presented, offering spacious accommodation including a fantastic bar room complete with a cosy log burner, ideal for relaxing or hosting guests year-round. This is a rare opportunity to acquire a thoughtfully updated, characterful family home in a quiet and desirable location. Early viewing is highly recommended.

The property stands back from the road and has access all the way around. In brief the accommodation comprises of an entrance hall with solid oak flooring, lounge with a bay window and log burner which is open to the dining room with bi-folding doors onto the conservatory. There is a newly fitted kitchen with Karndene floor, separate utility room, both offering ample storage and a ground floor w.c. To the first floor there are three bedrooms the master having built-in wardrobes and a shower room. As previously mentioned there is off road parking, a tandem garage and larger than average rear garden with a large garden structure, burger shack area, decked area, greenhouse and two additional sheds.

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

13'4 × 5'9 approx (4.06m × 1.75m approx)

With a composite door to the front, UPVC double glazed obscure windows either side, wooden flooring, recessed LED ceiling spotlights, understairs storage cupboard, stairs to the first floor and doors to:

Lounge

13' × 11'7 approx (3.96m × 3.53m approx)

UPVC double glazed bay window to the front, carpeted flooring, tall contemporary radiator, ceiling light, coving, ceiling rose, feature log burning with an attractive surround, TV point and open to:

Dining Room

12'5 × 10'8 approx (3.78m × 3.25m approx)

Sliding wooden doors to the conservatory, carpeted flooring, tall grey contemporary radiator, ceiling light and coving.

Conservatory

11'2 × 7' approx (3.40m × 2.13m approx)

Sliding UPVC double glazed doors to the rear garden, windows surrounding, carpeted flooring, tall contemporary radiator and two wall lights.

Kitchen

6'7 × 16' approx (2.01m × 4.88m approx)

UPVC double glazed window to the rear, Karndean flooring, recessed LED ceiling spotlights, door to the understairs storage cupboard and open to the utility room. White gloss wall and base units to two walls with grey granite work surface over and splashbacks, inset 1½ bowl composite sink and swan neck mixer spray tap, Range oven with a five ring gas hob and extractor over with downlighters, grey gloss wall units and a contemporary tall grey radiator.

Utility

5'8 × 11'4 approx (1.73m × 3.45m approx)

With UPVC double glazed door to the rear, Karndean flooring, recessed LED ceiling spotlights, USB plug points, Vaillant combi boiler and spaces for a washing machine, large American style fridge freezer and a dishwasher, white wall units and work surface, grey tiled splashback, inset stainless steel sink, double radiator and door to:

Cloaks/w.c.

5'9 × 2'9 approx (1.75m × 0.84m approx)

Obscure UPVC double glazed window to the front, Karndean flooring, ceiling light, designer grey radiator, sink with storage under and low flush w.c.

First Floor Landing

7'6 × 7' approx (2.29m × 2.13m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

Bedroom 1

10'6 × 13'2 approx (3.20m × 4.01m approx)

UPVC double glazed bay window to the front, carpeted flooring, designer radiator, ceiling light and two large built-in wardrobes.

Bedroom 2

12'4 × 10'8 approx (3.76m × 3.25m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobes.

Bedroom 3

7' × 8'6 approx (2.13m × 2.59m approx)

UPVC double glazed windows to the rear and side, carpeted flooring, ceiling light and tall radiator.

Shower Room

5'9 × 6'9 approx (1.75m × 2.06m approx)

Fully tiled walls, obscure UPVC double glazed window to the front, vinyl flooring, ceiling light, extractor fan, large walk-in shower with rainwater shower head and hand held shower, vanity unit housing the low flush w.c., stone wash hand basin with waterfall mixer tap and cupboard below, chrome towel radiator.

Outside

The property is set back from the road with a small brick wall to the front giving privacy, with a large block paved driveway providing parking for 2/3 vehicles. To the right of the property there are two gates leading to the rear garden and to the left there is access to the tandem length garage with access all the way around.

To the rear of the property there are steps with gravelled border leading to a large lawn, there are raised brick borders full of mature shrubs and a working pond. To the right hand side there is a raised decked area ideal for seating and al-fresco dining and with the garden South-Westerly facing this is an ideal spot. At the bottom of the garden there is a path leading to the bar/garden room which has full planning permission, there is a greenhouse, two sheds and the outdoor kitchen. The garden is privately enclosed with fencing to the boundaries.

Garden Room

17'5 × 15'8 approx (5.31m × 4.78m approx)

A large wooden outhouse with UVC double glazed doors to the front with windows either side, log burner, Karndean flooring, LED ceiling spotlights, TV point, bar with fridges behind and pumps.

Barbeque Shack

With storage and worksurfaces, power points and lighting.

Garage

31'1 × 11'5 approx (9.47m × 3.48m approx)

Tandem garage with an electric roller door to the front, side door to the rear garden, window to the rear, power and light.

Directions

Proceed out of Long Eaton along Main Street and at the traffic island with The Tappers Harker turn left onto Meadow Lane. At the mini island turn right following Meadow Lane. Continue across the level crossing and take the second right into Owen Avenue.

8850AMJG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

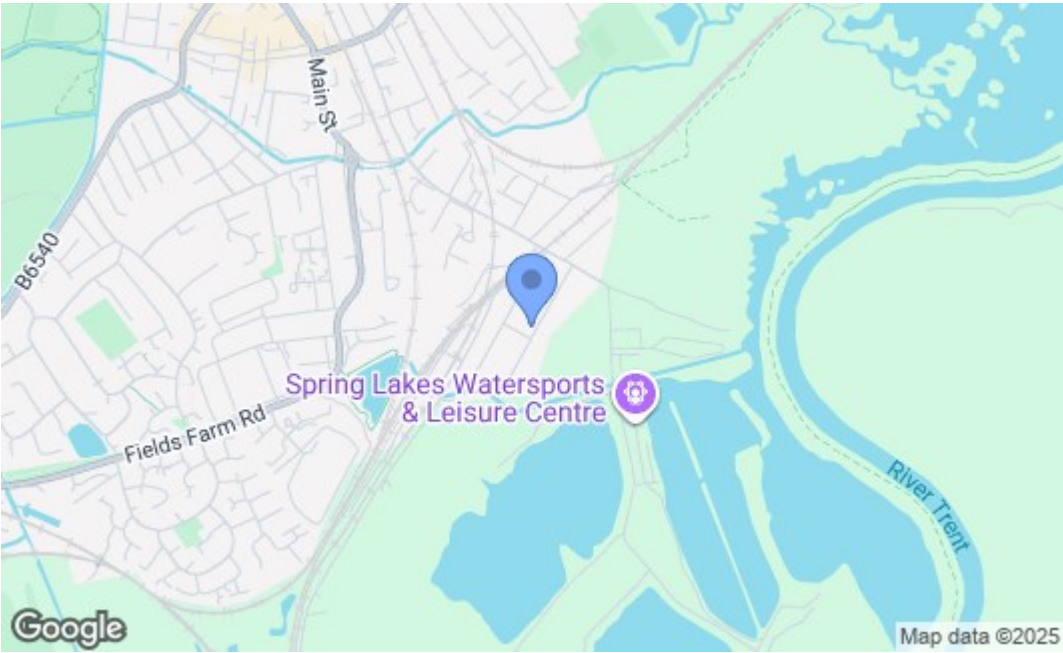
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.