



Parkside Avenue,  
Long Eaton, Nottingham  
NG10 4AN

**O/I/R £400,000 Freehold**

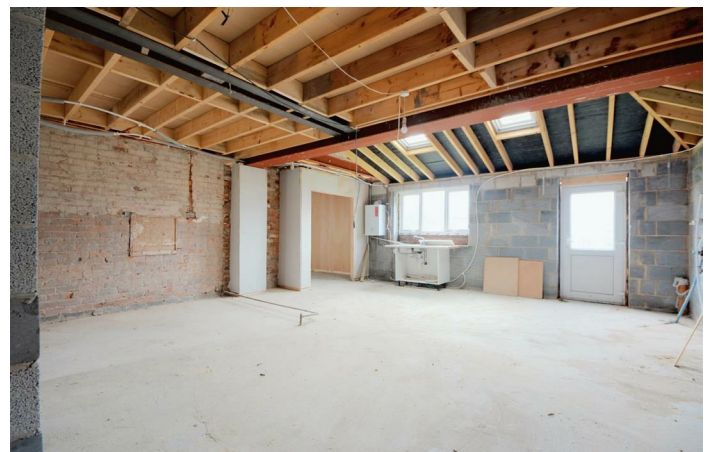
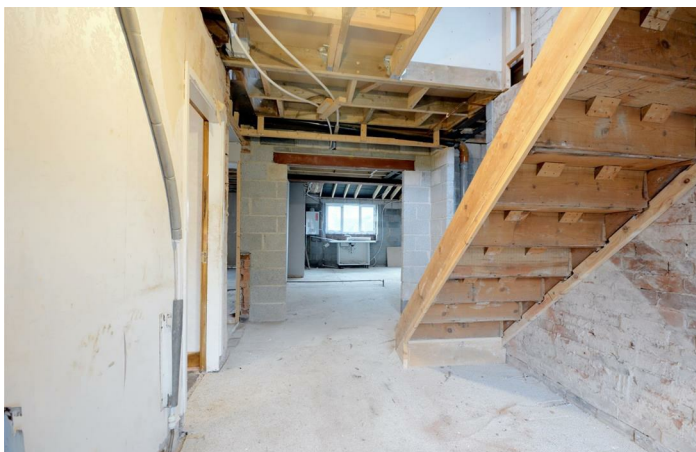


THIS IS A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY TO PURCHASE A SUBSTANTIALLY EXTENDED FIVE BEDROOM PROPERTY WHICH NOW NEEDS COMPLETELY RE-FITTING INTERNALLY AND FROM THIS BLANK CANVAS WE ARE SURE THE RIGHT BUYER WILL BE ABLE TO CREATE A DREAM HOME.

Being located in this most sought after residential area on the outskirts of Long Eaton, this extended detached property has the potential to provide an amazing family home, but needs the right buyer to complete the renovation project throughout the whole property. We are looking for people who understand what is required in terms of carrying out building works and we are happy to arrange viewings for people who are able to see the full potential of this home. The property is situated in a very convenient location which is close to excellent local schools including Trent College and the Wilsthorpe Academy, is only a few minutes drive away from Long Eaton town centre where there is a whole range of shopping facilities and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has a double fronted appearance having been substantially extended to the right hand side and rear and is constructed of brick under a pitched tiled roof. The accommodation is entered through double opening stained glass double doors to the reception hall, off which there is the lounge, large sitting/day room, the dining/living kitchen and a further sitting room. To the first floor the landing leads to five large double bedrooms with the first floor layout needing to be designed to incorporate a main bathroom and en-suites to various bedrooms. We also believe there is the potential to extend the accommodation into the attic space, subject to obtaining the necessary permissions. Outside there is a car port/garage to the left hand side of the property, a garden and driveway to the front and a private lawned garden to the rear.

The property is within walking distance of Trent College and Wilsthorpe Academy as well as schools for younger children, Long Eaton town centre is a few minutes drive away where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an arched entrance and tiled flooring leading through double opening wooden doors with inset stained glass leaded panels and matching side panels to:

### Reception Hall

Stairs leading to the first floor.

### Lounge

12'10" x 12'10" approx (3.91m x 3.91m approx)

Double glazed leaded bay window to the front with a double glazed window to the side, coal effect gas fire (not tested) in a tiled surround, radiator and cornice to the wall and ceiling.

### Rear Hall

There is a half opaque double glazed door leading out to the side of the property.

### Sitting Room

21' x 15' approx (6.40m x 4.57m approx)

There is an opening for bi-folding doors to be fitted which will lead out to the rear garden and double glazed windows to the side.

### Living/Dining Kitchen

21' x 20' approx (6.40m x 6.10m approx)

This large open plan living/dining area has no fittings and currently has a double glazed window to the rear, half double glazed door leading out to the rear garden, two Velux windows to the sloping part of the ceiling and a wall mounted boiler.

### Dining Room

16'10" x 12' approx (5.13m x 3.66m approx)

Double glazed bay window to the front, wall mounted electric consumer unit and electricity meter which need boxing in.

### First Floor Landing

Double glazed window to the front.

### Bedroom 1

13' x 13' approx (3.96m x 3.96m approx)

Double glazed leaded bay window to the front, double glazed window to the side and a radiator.

### Bedroom 2

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

Double glazed bay window to the front and a double glazed window to the side and a door which we believe would provide access to an en-suite to this bedroom.

### Bedroom 3

18' x 16'8" approx (5.49m x 5.08m approx)

Double glazed windows to the rear and side.

### Bedroom 4

16' x 13'10" approx (4.88m x 4.22m approx)

Double glazed windows to the rear and side.

### Bedroom 5

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window to the side.

### Attic

There is a large roof space which could be converted into further accommodation, but we are sure this conversion would require further planning permission and building regulation approval.

### Outside

At the front of the property there is a double width drive in front of the garage, a lawn, second driveway with fencing to the side boundaries.

At the rear of the property there is a lawn with fencing to the boundaries and there is a wooden shed positioned behind trellis fencing.

### Car Port

17'10" x 16' approx (5.44m x 4.88m approx)

There is a car port to the left hand side of the property which has a roller door to the front, a polycarbonate roof and a door with window to the side leading out to the rear garden.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road and first left into Parkside Avenue. Follow the road around and the property can be found identified by our for sale board.

7668AMMP

### Council Tax

Erewash Borough Council Band D



GROUND FLOOR  
1639 sq.ft. (152.3 sq.m.) approx.

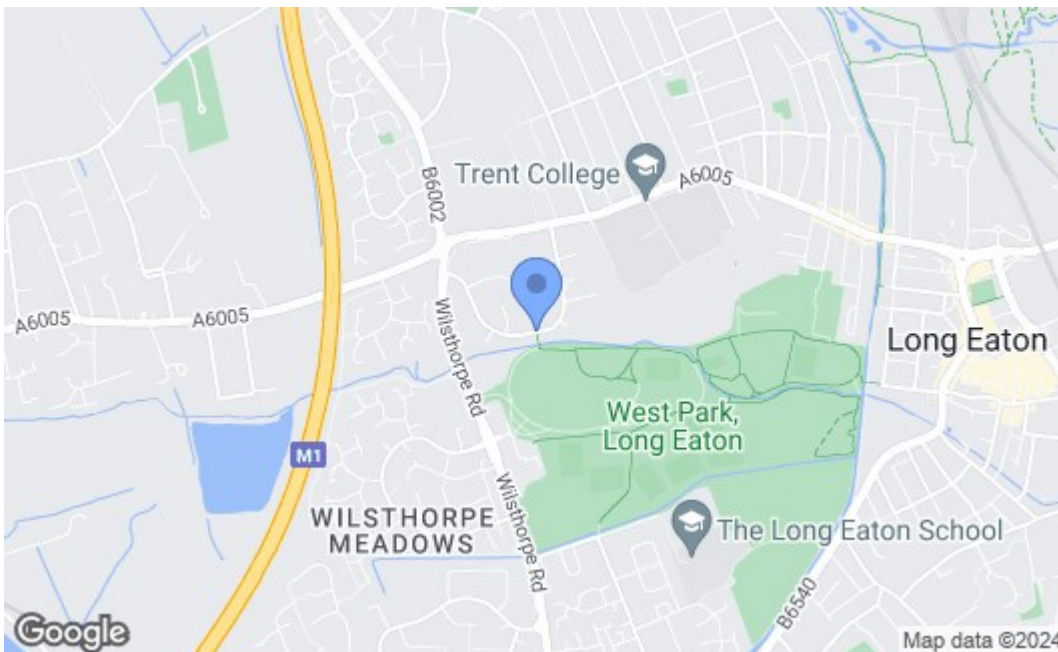


1ST FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 2665 sq.ft. (247.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CS23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.