



Parkside Drive,  
Long Eaton, Nottingham  
NG10 4AL

**£749,950 Freehold**





THIS IS AN INDIVIDUAL DETACHED FIVE DOUBLE BEDROOM BUNGALOW SITUATED OFF A PRIVATE DRIVE IN THIS PRESTIGIOUS AREA OF LONG EATON.

Being located at the head of Parkside Drive, this individual detached bungalow provides spacious accommodation, which includes large living areas and five double bedrooms, three of which have en-suite bathrooms/shower rooms. The property is entered via electric gates from the private drive and has car standing and gardens at the front which extend to the side and rear, where there are extremely private garden areas with patios, lawns and screening to the boundaries and for the size of the property to be fully appreciated we recommend the parties do take a full inspection so they can see all that is included in this beautiful individual home for themselves. Although the property is situated in a very quiet location it is easily accessible to all the amenities and facilities provided by Long Eaton and the surrounding areas and to excellent transport all of which have helped to make this a very popular and convenient location to live.

The property is constructed with brick to the external elevations, all under a pitch tiled roof, and derives the benefits from having double glazing and gas central heating throughout. Being entered through an enclosed porch the accommodation includes a spacious reception hallway, with a door on the left to the main lounge and from this room there is a separate dining room which has fitted furniture and also provides access into the breakfast kitchen, off which there is a utility room, a rear hallway and a separate WC. There is a large bedroom with an en-suite shower room at the rear of the bungalow which makes an ideal room for an older family member or guest and to the right hand side of the bungalow the hallway leads to the four double bedrooms, two having en-suite bathrooms and conservatories off two of the bedrooms. There is also the main bathroom with a shower over the bath and a separate shower room. To the front of the bungalow there is a conservatory/garden room which provides a lovely place to sit and look over the gardens, there is an adjoining garage to the left which has a car port to the front and the gardens extend down to the right hand side of the bungalow to the rear, where there are various patio areas, lawns, greenhouses and sheds which will remain at the property when it is sold with the garden being kept private with fencing and screening to the boundaries.

Being situated on Parkside Drive the property is easily accessible to the excellent local schools which include Trent College and the Wilsthorpe Academy and is only a few minutes drive away from Long Eaton Town Centre, where there is an Asda, Lidl, Tesco and Aldi stores as well as many other retail outlets, there are health care and sport facilities which include the West Park Leisure Centre and adjoining playing fields, and the excellent transport links include: Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 another main road providing good access to Nottingham, Derby and other East Midlands towns and cities.





#### Porch

Fully enclosed porch with a double glazed sliding door and a matching side panel quarry tiled floor and leaded opaque double glazed front door with matching side panels leading into:

#### Reception Hall

10'11" x 8'11" approx (3.35m x 2.74m approx)

Wooden block flooring, double built-in cloaks cupboard, cornice to walls and ceiling, radiator and archway through to inner hall.

#### Lounge

20'0" x 14'11" approx (6.10m x 4.57m approx)

Double glazed patio doors leading out to the front of the property with double glazed windows to either side of the room, feature coal effect gas fire set in a marble Adam surround with hearth, cornice to wall and ceiling, radiator, two fitted shelved units, with lighting from above, with double cupboards beneath, part Georgian glazed door to reception hall and arch through to:

#### Dining Room

16'0" x 14'0" approx (4.88m x 4.27m approx )

Double glazed window to the front, range of fitted display cabinets with lighting and shelving and cupboards below extending along one wall, two further double display cabinets with glazed doors and cupboards to a second wall and there is a matching drinks cabinet, radiator in a housing and cornice to wall and ceiling.

#### Breakfast Kitchen

14'11" x 12'0" max (4.57m x 3.66m max)

The breakfast kitchen is a focal point of the property and the kitchen is finished in oak units with Corian style work surfaces and includes a 1½ bowl sink with mixer taps set in an L-shaped work surface which has a dishwasher, cupboards and drawers below, space for a cooking Range with back plate and hood over, integrated microwave with drawers below and cupboards over, recess for an upright fridge freezer with cupboard over, water tank cupboard, second work surface with cupboards, drawers and shelving with a pelmet with lighting above, third work surface with double cupboard and two drawers under, range of matching eye level wall cupboards, display cabinet and shelving to the walls, recessed spotlights to the ceiling with two light wells coming into the kitchen area, Georgian glazed doors leading into the dining room and utility room, tiled flooring, tiled walls by the work surface areas and double radiator.

#### Breakfast Area

12'11" x 8'0" (3.96m x 2.44m)

The breakfast room has a vaulted ceiling and double glazed double opening French style doors with security shutters leading out to the private rear garden with double glazed windows to the side, double radiator and tiled flooring.

#### Utility Room

10'0" max x 4'11" (3.05m max x 1.52m)

The utility room is fitted with a stainless steel sink unit and mixer tap set in a tiled work surface with pine cupboards and space for an automatic washing machine below, range of built-in floor to ceiling cupboards, light well, cornice to wall and ceiling and tiled flooring.

#### Rear Reception Hall

10'11" x 6'0" (3.35m x 1.83m)

This area leads to a fifth bedroom and or possible further sitting room has tiled flooring, light well and double radiator.

#### Separate w.c.

Fully tiled with tiled flooring, low flush w.c. and a hand basin.

#### Bedroom 5/ Sitting room

16'11" x 12'11" (5.16m x 3.96m)

Having a vaulted ceiling, this room has double glazed patio doors leading out to the gardens, wooden block flooring, two wall lights, double radiator and in the passage way leading to the en-suite shower room there is a range of built-in wardrobes and a wall mounted heater.

#### En-Suite Shower Room

6'11" x 4'11" (2.11m x 1.52m)

The shower room is fully tiled with tiled flooring and has a large corner shower cubicle with a mains flow shower system, low flush w.c. and pedestal wash hand basin, brass heated towel rail which matches the other fittings, mirror with lighting to the wall by sink area, recessed spotlights to the ceiling and electric shaver point.

#### Inner Hall

This hallway leads to four bedrooms and has wooden block flooring, double built-in shelved linen/storage cupboard and a radiator.

#### Bedroom 1

14'11" plus wardrobes x 8'11" (4.55m plus wardrobes x 2.74m)

Double glazed patio doors leading through into the conservatory with matching side panels, wooden block flooring, range of wardrobes extending along one wall, two of the doors having mirrored panels, drawers and shelving to either side of the bed position, fitted matching dressing table unit with drawers and cupboard below and shelving above and a radiator.

#### En-Suite Bathroom

14'0" x 7'6" (4.27m x 2.3m)

This very large en-suite bathroom has a corner bath with seat, separate tiled shower cubicle with mains flow shower system, pedestal wash hand basin and mixer tap, low flush w.c., bidet, the walls and floor are fully tiled, radiator, recessed spotlights to the ceiling, vanity drawers and cupboard, double fitted wardrobe unit with mirror fronts, opaque double glazed window, mirror with light to the wall by the sink area and electric shaver point.

#### Conservatory

18'11" x 12'0" to 6'11" including wardrobes (5.79m x 3.66m to 2.13m including wardrobes)

The conservatory is positioned off the main bedroom and has double opening French style doors leading out to the rear gardens with security shutters, there are double glazed windows to three sides, tiled flooring, range of wood finished storage wardrobes extending along one wall and a double radiator.

#### Shower Room

This shower room is fully tiled and has a large shower cubicle with pivot door and screen and a mains flow shower, hand basin with mixer taps set in a surface with vanity cupboards below, low flush w.c. and heated towel radiator. Opaque double glazed window and recessed spotlights to the ceiling.

#### Bedroom 2

10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to the rear, radiator and cornice to wall and ceiling.

#### Bedroom 3

14'0" x 12'0" (4.27m x 3.66m)

Double glazed patio doors leading to the garden room, wardrobes to either side of the bed position and further double built-in matching wardrobe, laminate flooring, radiator, cornice to wall and ceiling and recessed spotlights to the ceiling.

#### En-Suite

8'0" x 6'0" (2.44m x 1.83m)

Being fully tiled and having a panelled bath with mixer tap and shower with a protective glazed screen, pedestal wash hand basin with mixer tap and low flush w.c., laminate flooring, recessed spotlights to the ceiling, double radiator and opaque double glazed window.

#### Second Conservatory

12'11" x 8'11" (3.96m x 2.74m)

Having double opening double glazed French doors with security shutters leading out to the private rear garden, there are double glazed windows to three sides, double radiator and tiled flooring.

#### Bedroom 4

18'0" x 8'0" (5.49m x 2.44m)

Double glazed patio doors leading out to a second conservatory with matching glazed panel to the side, fitted wardrobes to either side of the bed position with cupboards and shelving over, laminate flooring, double radiator and fitted shelving to two corners of the room.

#### Bathroom

The fully tiled bathroom has a light coloured suite with a panelled bath with mixer tap and shower with a protective glazed screen, low flush w.c., wash hand basin and mixer tap set in a vanity unit with cupboards and drawers below, radiator, recessed spotlights to the ceiling, double mirror cabinet with shelving to either side and opaque double glazed window.

#### Garden Room

24'11" x 16'11" max (7.62m x 5.18m max)

The garden room is positioned to the front of the property and is extremely large with opening sliding glazed doors to three sides and can also be accessed from one of the bedrooms, there is panelling to the ceiling which is part vaulted with a safety glazed roof and there is tiled flooring.

#### Garage

20'11" x 10'0" (6.40m x 3.05m)

The garage has a roller door to the front and a personal entrance at the side, there are range of fitted cupboards and drawers to the walls, a wall mounted boiler, access to roof space and lighting and PowerPoints are provided.

#### Car Port

14'11" x 10'0" (4.57m x 3.05m)

The car port is positioned at the front of the garage and has a part block paved flooring which provides an extremely useful covered parking area.

#### Outside

There are electrically operated double gates with brick pillars to either side leading to the drive which extends across the front of the bungalow and provides car standing for several vehicles. There is a lawn at the front of the property with established beds to the sides and a central bed there is fencing and other screening to the boundaries and the gardens extend down the right hand side of the bungalow with a path having two gates running down the left hand side of the bungalow.

The rear garden is extremely private and has a patio to the immediate rear with a path extending across the rear of the bungalow to a further patio by the side of the property where the conservatories from the two bedrooms lead out to. There is a large lawned area with beds to the sides and there is a raised brick bed running along the rear of the garden, an outside store/summerhouse, two greenhouses and a wooden shed and there is outside lighting and various external water supplies around the property.

#### Outside Store

Providing an extremely useful storage area and having a work surface and ranges of cupboards, tiled flooring, power points and lighting.

#### Directions (paragraph)

Proceed out of Long Eaton along Derby Road and after approx. ¾ a mile, turn left into Parkside Avenue. Parkside Drive can be found as a turning on the left-hand side after approx. 300 yards. 8082MP

#### Council Tax

Erewash Borough Council Band G

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 29Mbps, Ultrafast 1000Mbps

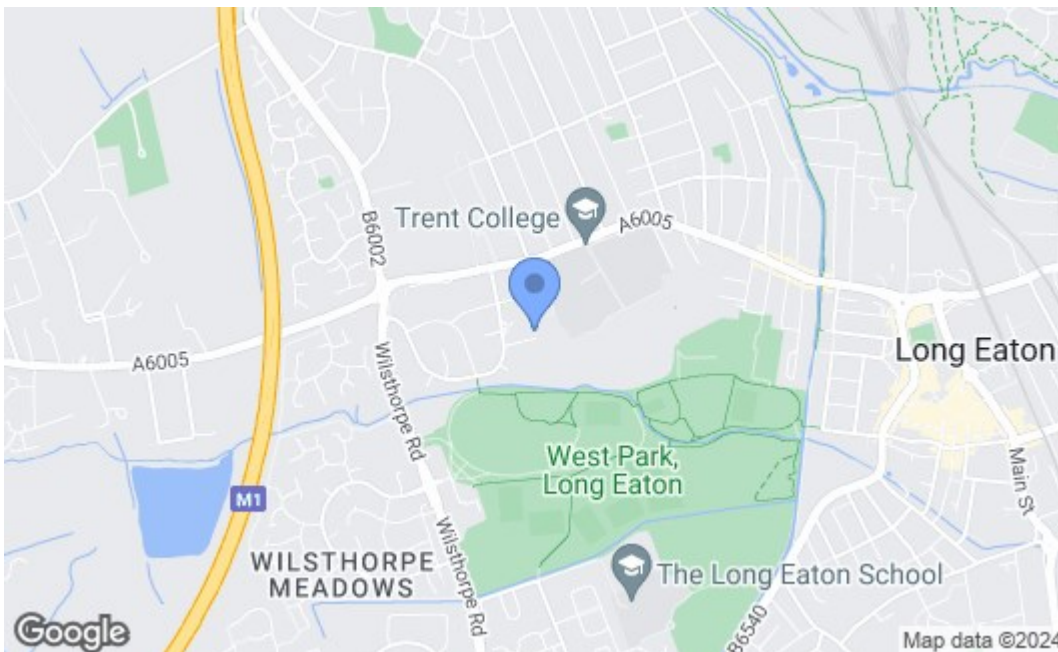
Phone Signal – O2, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No, flood risk low



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 61                      | 76        |
| (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.