



George Avenue,
Long Eaton, Nottingham
NG10 2BP

Price Guide £365-375,000
Freehold



FOUR BEDROOM DETACHED HOME | SELF-CONTAINED ANNEX | SUBSTANTIAL REAR GARDEN | VERSATILE ACCOMMODATION | EXCELLENT FAMILY HOME.

Robert Ellis Estate Agents are delighted to bring to the market this impressive four-bedroom detached family home, ideally positioned George Avenue in Long Eaton. Offering well-proportioned and versatile accommodation together with a particularly impressive rear garden, this is a property that provides far more than initially meets the eye.

One of the property's most significant and appealing features is the excellent annex accommodation, which incorporates one of the four bedrooms and provides a highly versatile space that can be utilised to suit a wide variety of requirements. Whether intended for a dependent relative, multi-generational living, older children, guests, working from home or simply as a private additional living area, the annex offers genuine flexibility and is a major selling point of this wonderful home.

The main accommodation provides comfortable and well-balanced family living space, with four bedrooms in total when including the annex, making this an ideal choice for growing families or buyers looking for additional flexibility.

To the rear, the property enjoys a large and beautifully established garden, offering an exceptional amount of outdoor space. The garden features an attractive combination of lawn, mature planting, gravelled areas, paved seating spaces and established borders, creating a wonderfully private and versatile environment. There are several areas perfectly suited to outdoor entertaining, relaxing in the sunshine or enjoying family time, while the mature planting provides a lovely sense of seclusion.

Properties offering this level of flexibility and an annex are rarely available and early viewing is strongly recommended to fully appreciate the accommodation, garden and exceptional potential this home has to offer.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, excellent schools for all ages, healthcare and sports facilities and transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

Laminate flooring, radiator, ceiling light, composite panelled front door with UPVC side panels, wall lights, doors to:

Living Room

11'5" x 11'9" approx (3.48m x 3.58m approx)

Laminate flooring, radiator, cornice to the wall and ceiling, ceiling light, AGA log burner, French doors to the rear garden, serving hatch through to the kitchen, TV point.

Dining Room

11'9" x 11'4" approx (3.58m x 3.45m approx)

Double glazed bay window to the front with stained glass panels, double radiator, ceiling light, laminate flooring and door into the annex.

Kitchen

18' x 6'9" approx (5.49m x 2.06m approx)

Double glazed windows to the rear and side, laminate flooring, integrated cooker and five ring hob with extractor over, washing machine, American style fridge freezer, two ceiling lights, obscure window to the side, storage room with meters, double radiator and serving hatch.

First Floor Landing

Carpeted flooring, access hatch to the partially boarded loft space, obscure double glazed window to the side, ceiling light and doors to:

Bedroom 1

11'9" x 11'4" approx (3.58m x 3.45m approx)

Double glazed window with stained glass panels, fitted wardrobes, carpeted flooring, double radiator.

Bedroom 2

11'9" x 11'6" approx (3.58m x 3.51m approx)

Double glazed window to the rear, two storage cupboards, carpeted flooring, double radiator, ceiling light.

Bedroom 3

6'5" x 8'4" approx (1.96m x 2.54m approx)

Double glazed window, double radiator, carpeted flooring, ceiling light.

Bathroom

Obscure UPVC double glazed window, floating sink with mixer tap, low flush w.c., bath with shower over having a rainwater shower head and hand held shower, towel radiator, laminate flooring, medicine cabinet, mosaic patterned tiles, tiled splashbacks.

Annex

Annex Lounge

10' x 17' approx (3.05m x 5.18m approx)

French doors to the rear, carpeted flooring, ceiling light, electric fireplace, understairs storage, modern oak doors, electric heater.

Annex Kitchenette

5'4" x 10'11" approx (1.63m x 3.33m approx)

Stainless steel sink with swan neck mixer tap, base units, tiled splashbacks, space for a fridge, double glazed window and door to the front, tiled flooring, ceiling light.

Annex Bathroom

Obscure double glazed window to the front, bath with hand held shower, low flush w.c., sink with hot and cold taps, tiled splashbacks.

Annex Bedroom

14'3" x 10' approx (4.34m x 3.05m approx)

Double glazed window to the rear, carpeted flooring, fitted wardrobes, electric heater, ceiling light.

Outside

To the front of the property there is a driveway which provides off street parking and leads to the car port.

A particularly attractive and generously proportioned rear garden, offering a wonderful combination of established planting, entertaining space and low-maintenance landscaped areas. The garden enjoys a pleasant sense of privacy and has been thoughtfully arranged to provide a variety of spaces in which to relax, dine and enjoy

the outdoors.

A substantial paved patio extends directly from the rear of the property, creating an excellent area for outdoor dining and entertaining. This is complemented by a raised timber-style seating terrace immediately adjoining the house, with attractive potted plants and colourful hanging baskets adding a welcoming touch. The patio provides ample space for garden furniture and would be ideal for enjoying meals or relaxing with family and friends.

The principal lawn is well defined and bordered by mature shrubs and established planting, creating a soft and leafy setting. A number of mature ornamental trees and shrubs provide colour, texture and screening, while the established borders give the garden a mature character and a good degree of privacy. The garden's southerly-style open aspect and broad sky views create a particularly pleasant feeling of space and light.

To one side, an extensive gravelled area provides an attractive, practical alternative to traditional lawn, with carefully positioned planting, decorative stones and a feature water fountain creating visual interest. Meandering gravel and paved pathways connect the different areas of the garden, while a variety of architectural plants, including mature yucca-style planting, add height and structure.

Towards the far end of the garden is a charming timber garden shed, providing useful storage and a dedicated area for gardening equipment. There is also a further seating and entertaining area, surrounded by established planting and colourful pots, offering a quieter spot to enjoy the garden throughout the day.

The garden benefits from a wealth of mature planting, including flowering shrubs, evergreen specimens, hanging baskets and colourful seasonal displays. Decorative gravel, natural stone features and paved areas combine to create an appealing, easy-to-maintain outdoor space with plenty of character.

Overall, this is a beautifully established and versatile garden, offering excellent potential for entertaining, relaxing and gardening, while providing a private and peaceful extension to the accommodation. It would particularly appeal to buyers seeking a mature garden with plenty of seating areas, attractive planting and a good balance between lawn, patio and low-maintenance landscaped areas.

Directions

Proceed out of Long Eaton along Nottingham Road and George Avenue can be found as a turning on the left hand side.
9506JM

Council Tax

Erewash Borough Council Band C

Annex Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - Annex is electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 60mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2, Three

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		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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.