Robert Ellis

look no further...







Parkside Avenue,
Long Eaton, Nottingham
NG10 4AN

£450,000 Freehold

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AN EXTENDED, DETACHED FAMILY HOME POSITIONED ON A LARGE SOUTHERLY FACING PLOT IN THE MOST SOUGHT AFTER PARKSIDE AREA OF LONG EATON.

Robert Ellis are pleased to be instructed to market this extended, detached family home which is positioned on one of the largest plots in the area, with the gardens at the rear having been designed and landscaped to keep maintenance to a minimum and provide several places for people to sit and enjoy outside living. For the size of the accommodation and the aspect of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. It is rare that properties come up for sale in the Parkside area and we therefore feel this is a home which will be of interest to people who are looking to live in this well regarded and established area, which is well placed for easy access to excellent local schools and other amenities and facilities.

Standing back from Parkside Avenue with a block paved driveway and parking at the front, the house is constructed of brick with render to the front elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, a lounge with a feature fireplace and French doors leading into the conservatory/sitting room which in turn connects to the rear garden. At the front of the property there is a dining room and the extended dining kitchen is fitted with extensive ranges of wall and base units and has several integrated appliances and double opening French doors leading out to the Southerly facing rear garden. To the first floor the landing leads to the three double bedrooms, the master bedroom having an en-suite shower room and there is the main family bathroom which is fully tiled with a corner bath having a shower over. Outside there is a car port to the left hand side of the property and a detached garage positioned to the rear, there is a block paved driveway and parking area at the front and at the rear is the Southerly facing garden has been landscaped and designed to keep maintenance to a minimum and includes several areas to sit and enjoy outside living including a covered area which is an ideal place to position a hob tub, if this was something a new owner wanted to have at the property.

The property is well placed for excellent local schools including Trent College and Wilsthorpe Academy as well as schools for younger children, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields with West Park being only a couple of minutes walk away from the house, Long Eaton is only a short drive away where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are walks in the nearby open countryside and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Open porch with outside lighting leading through a UPVC front door with inset leaded stained glass panel to:

Reception Hall
Stairs with a hand rail leading to the first floor, quality laminate flooring that extends across the ground floor living accommodation, radiator, cornice to the wall and ceiling and Georgian glazed doors leading to the dining room and dining kitchen.

Ground Floor w.c.
Having a low flush w.c. and a wall mounted hand basin and an opaque double glazed leaded window to the front.

Lounge/Sitting Room
12' x 11'2 approx (3.66m x 3.40m approx)
Double glazed, double opening French doors with double glazed windows to either side leading into the conservatory, log flame effect fire set in a Minton style fire surround with hearth, quality laminate flooring, cornice to the wall and ceiling and feature vertical radiator.

Conservatory
12' x 12' approx (3.66m x 3.66m approx)
Double glazed, double opening French doors with double glazed windows to either side leading out to the South facing rear garden, polycarbonate vaulted roof and a radiator.

Dining Room
12' x 10' approx (3.66m x 3.05m approx)
Double glazed leaded window to the front, radiator, laminate flooring, cornice to the wall and ceiling and a walk through to the lounge.

Dining Kitchen
20' x 10' approx (6.10m x 3.05m approx)
The large dining kitchen has grey finished units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in an L shaped work surface which extends to a breakfast bar/eating area and has cupboards, an integrated dishwasher, space for an automatic washing machine and pull out spice rack below, work surface with cupboards and wine rack under, four ring gas hob set in a work surface with cupboards and drawers beneath, eye level oven and microwave oven with cupboards above and below, upright integrated fridge/freezer, matching eye level cupboards and display cabinets and shelving with lighting under to the wall units by the sink area, tiling to the walls by the work surface areas, double glazed French doors leading out to the South facing rear garden, radiator, recessed lighting to the ceiling, tiled flooring and half double glazed door leading out to the car port at the side of the house.

First Floor Landing
Opaque double glazed window on the half landing with a double glazed leaded window to the front, radiator, hatch to loft and cornice to the wall and ceiling.

Bedroom 1
16'10 to 11' x 10' approx (5.13m to 3.35m x 3.05m approx)
Double glazed leaded window to the rear, radiator and aerial and power point for a wall mounted TV.

En-Suite Shower Room
The en-suite to the main bedroom has a large walk-in shower with a Mira electric shower, tiling to two walls and a glazed sliding door and protective glazed screens, hand basin with a glazed shelf over and a low flush w.c., half tiled walls, recessed lighting to the ceiling and an X-pelair fan.

Bedroom 2
13' x 11' approx (3.96m x 3.35m approx)
Double glazed leaded window to the rear, radiator, mirror fronted wardrobes to either side of the bed position with a cupboard over and cornice to the wall and ceiling.

Bedroom 3
13' x 10' approx (3.96m x 3.05m approx)
Double glazed leaded window to the front, radiator, cornice to the wall and ceiling and a range of wardrobes with cupboards over to one wall.

Bathroom
The main bathroom is fully tiled and has a corner bath with a mixer tap/shower, pedestal wash hand basin and low flush w.c., opaque double glazed window, radiator, tiled flooring and recessed lighting to the ceiling.

Outside
At the front of the property there is a block paved driveway and parking area which provides off road parking for at least 2 vehicles and there is a pebbled bed with a low level wall to the front boundary with a hedge to the right and railings to the left hand side and there is access via the roller door to the car port at the side of the house and garage at the rear.

Car Port/Covered Area
17' x 7' approx (5.18m x 2.13m approx)
To the left hand side of the property there is an electrically operated roller door to the front which leads to the car port/covered area at the side of the house, off which there is a built-in store incorporated into the main property which also has access to space beneath the stairs.

Garage
19' x 8' approx (5.79m x 2.44m approx)
The concrete sectional garage has an up and over door to the front, a door to the side and windows to the side and rear and power and lighting is provided.

Directions
Proceed out of Long Eaton along Derby Road and after some distance take a left hand turning into Parkside Avenue, where the property is located on the left hand side.

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 34mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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



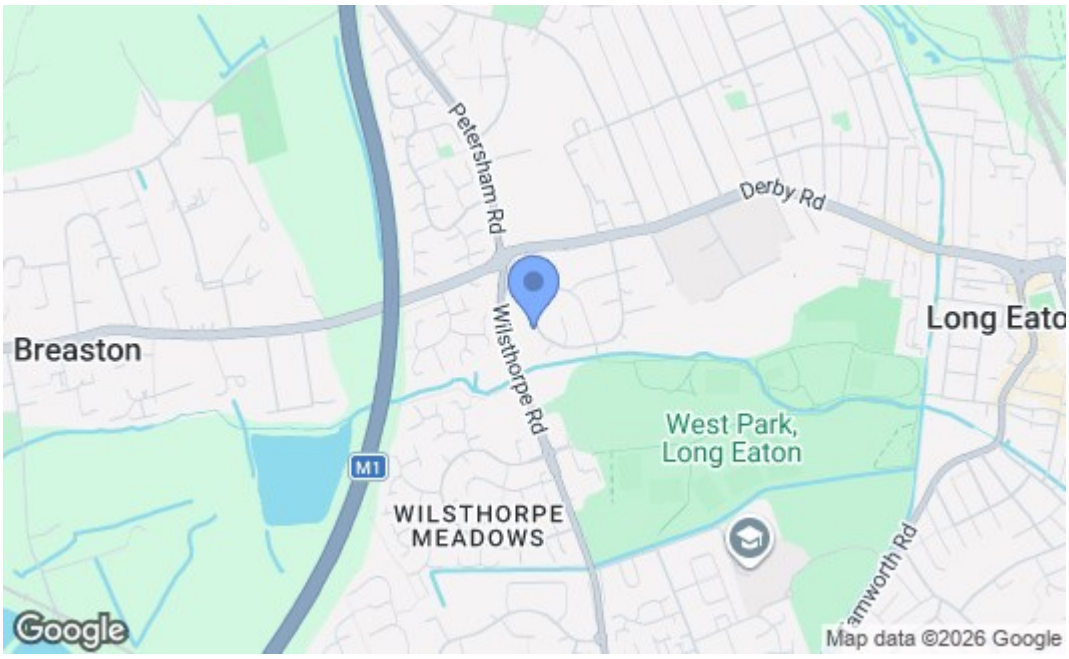


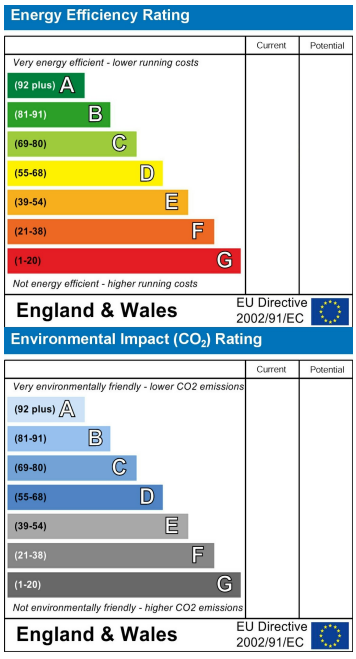












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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