



Charlton Avenue,
Long Eaton, Nottingham
NG10 2BX

O/I/R £315,000 Freehold



THIS IS ONE OF THE FINEST EXAMPLES OF A REFURBISHED AND UPGRADED PERIOD PROPERTY YOU WILL FIND IN THE AREA, WHICH ALSO HAS A BEAUTIFUL LANDSCAPED GARDEN TO THE REAR WHICH INCLUDES SEVERAL PLACES TO SIT DURING THE WARMER MONTHS AND ALSO A PURPOSE BUILT GARDEN ROOM.

We are very pleased to be asked to market this tastefully appointed Edwardian property which is situated on the right hand side of Charlton Avenue, a very popular cul-de-sac on the outskirts of Long Eaton. Over the past few years the current owners have meticulously worked through their home to provide fully upgraded accommodation which has a new kitchen and bathroom, a new heating system, double glazed windows and external doors, been mostly re-plastered and tastefully decorated throughout. There are also log burning stoves incorporated in both the chimney breasts in the two large reception rooms which helps to give this lovely home a cosy feel and the rear room is open plan with it leading into the exclusively fitted kitchen which has double opening French style doors leading out to the rear garden. For all that is included in this stunning home to be appreciated, both in terms of the accommodation and garden to the rear, we strongly recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. With all the main windows having fitted shutters, which will remain at the property when it is sold, this really is a home which will suit a range of buyers who are looking for a property which is well placed for all the amenities and facilities provided by the area which include excellent local schools and to transport links, all of which have helped to make this such a popular and convenient place to live.

The property stands back from the road behind a walled front garden and there is a path running down the left hand side to the main entrance door and a gate provides access to the rear garden. The house is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of a new gas central heating system and double glazing. Being entered through a stylish composite front door into the reception hall which still retains the original Minton tiled flooring and has stairs with the original balustrade leading to the first floor, pine doors take you to the lounge at the front which has a box bay window with fitted seating and the dining/sitting room which opens into the extremely well fitted kitchen which includes a seating area by the French doors that lead out to the rear garden. To the first floor the landing leads to the three double bedrooms and the luxurious re-fitted bathroom which has a white suite complete with a shower over the bath. The main garden is to the rear and this has been landscaped to create several seating areas, to the side of the house there is a covered outside cooking area and towards the bottom of the garden there is a purpose built garden room which among other possible uses provides an ideal home office. We are sure the garden, like the rest of the house, will appeal to people looking for a highly appointed period property, so please do take a look as this could very much be the property for you.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets, pubs, restaurants and the well known Clifford Gym, there are excellent schools for all ages including The Grange Infant and Primary School with George Spencer Academy in Toton or Wilsthorpe School for older children, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the nearby Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

Stylish composite front door with two inset opaque glazed panels and opaque glazed panel above, opaque double glazed window to the side, stairs with feature balustrade and side panelling and cupboard beneath leading to the first floor, original Minton tiled flooring which is in an immaculate condition, feature radiator, cornice to the wall and ceiling and original pine doors to the reception rooms and to the cupboard beneath the stairs.

Lounge/Sitting Room

13'2 x 12' plus bay approx (4.01m x 3.66m plus bay approx)
Double glazed box bay window to the front with fitted shutters and seating with storage space beneath, log stove set in a chimney breast which has exposed brickwork, a wood effect mantle over and a tiled hearth, cornice to the wall and ceiling and feature radiator.

Dining/Sitting Room

13' x 12'5 approx (3.96m x 3.78m approx)
Double glazed window with fitted shutters to the rear, feature log burning stove set in a chimney breast, which has a brick arch above and tiled hearth, fitted shelving and cupboards to one side of the chimney breast and feature vertical radiator.

Kitchen

18'9 x 8' approx (5.72m x 2.44m approx)
The exclusively fitted kitchen has grey finished units and wooden work surfaces and includes a Belfast sink with mixer tap with a cupboard below, wooden work surfaces to either side of the sink, one with drawers and the other having drawers and space for an automatic washing machine below, space for a cooking Range, wooden work surface to a second wall with cupboards under, housing for an American style fridge freezer with shelving over and storage cupboards to either side which have pull out shelved racking units, hood and tiled back plate to the cooking area, double glazed window to the side, feature vertical radiator, vaulted ceiling over the sitting area from which there are double glazed French style doors with matching side panels leading out to the rear garden and vinyl click flooring.

First Floor Landing

The feature balustrade continues from the stairs onto the landing, hatch to the loft and pine doors to the rooms off the landing.

Bedroom 1

13'2 x 13' approx (4.01m x 3.96m approx)
Two double glazed windows to the front with fitted shutters, feature original fireplace with tiled hearth, feature radiator and wood effect panelling to one wall.

Bedroom 2

12'6 x 10'3 approx (3.81m x 3.12m approx)
Double glazed window to the rear with fitted shutters, feature original fireplace with tiled hearth and a feature radiator.

Bedroom 3

10'7 x 8'3 approx (3.23m x 2.51m approx)
Double glazed window to the rear with fitted shutters and a feature radiator.

Bathroom

The luxurious bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over with a protective screen, pedestal wash hand basin with mixer tap and low flush w.c., feature radiator with chrome heated rails incorporated, tiling to the walls by the bath and half panelling to the other walls, tiled flooring, recessed lights to the ceiling, opaque double glazed window and feature glazed panel above the door from the landing with the word 'bathroom' inset into the glass.

Outside

To the front of the property there is a walled garden area which is slate chipped with established planting which includes three acer trees, there is a gate to the pavement and a path leading down the left hand side of the property which provides access to the main entrance door where there is an outside light and through a gate to the rear garden. There is a block paved area to the rear and side of the house where there is a covered outside cooking area and space for storage of bins and other items. There is a circular patio with pebble to the sides and there is a block paved path leading to the garden room positioned towards the bottom of the garden. The lawn is extremely well kept and has established beds and fencing to the side boundaries, there is a love seat to the left of the garden with trellis sides with planting which will remain at the property when it is sold and at the bottom of the garden there is a slabbed patio/seating area with a wall to the rear boundary. There is outside lighting and an outside water supply provided.

Garden Room

8'2 x 7'5 approx (2.49m x 2.26m approx)
The garden room has double opening double glazed French style doors to the front, a double glazed window to the side, wood effect flooring with power and lighting being provided.

Wooden Shed

Behind the garden room there is a shed which provides an ideal external storage facility/workshop and this will remain at the property when it is sold.

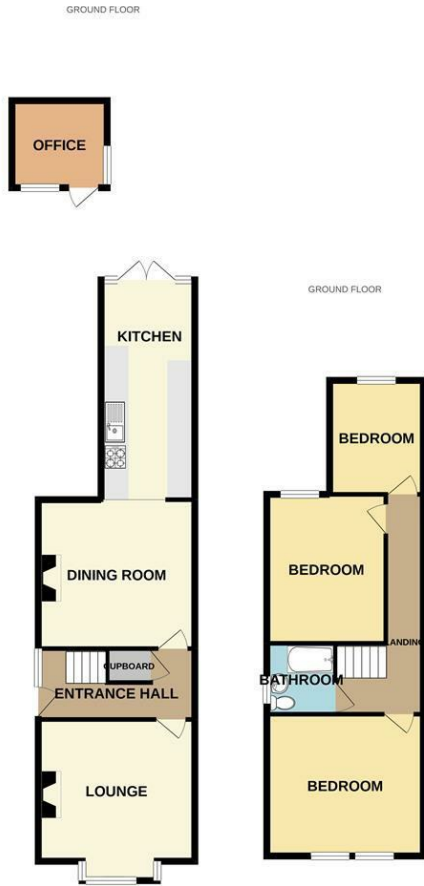
Directions

Proceed out of Long Eaton along Nottingham Road where Charlton Avenue can be found as a turning on the left hand side. 6232AMMP

Agents Notes

The EPC for this property was carried out prior to any refurbishment work being carried out and would not have a significantly higher reading.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		17	
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.