



Cleveland Avenue,  
Long Eaton, Nottingham  
NG10 2BT

**Price Guide £700-725,000**  
**Freehold**



#### A DETACHED UNIQUE FIVE DOUBLE BEDROOM HOME OFFERING GRAND EDWARDIAN LIVING WITH STUNNING OPEN PLAN FAMILY SPACE THAT MUST BE VIEWED!

A magnificent five double bedroom detached Edwardian home of exceptional scale and character, occupying a substantial plot and boasting beautifully spacious accommodation arranged over three impressive floors. This elegant and imposing residence effortlessly combines timeless period charm with luxurious modern family living, creating a truly standout home in every sense. Extended to an outstanding standard, the heart of the property is the breathtaking open plan kitchen diner — a spectacular light-filled space designed for entertaining, family gatherings and modern day living on a grand scale. Complemented by three generous reception rooms, the home offers an abundance of versatile living space, ideal for both formal occasions and relaxed family life. Overflowing with original Edwardian features including high ceilings, large bay windows and character detailing, the property retains all the elegance and grandeur expected of a home from this era, whilst benefiting from extensive recent upgrades including a new roof, complete rewiring, replumbing and replastering throughout. Set behind an impressive frontage on a generous plot, the property further benefits from a double garage, ample parking and a sunny private rear garden, perfect for outdoor entertaining and family enjoyment. A rare and exciting opportunity to acquire a substantial period home where classic elegance, exceptional space and high-quality modern improvements come together beautifully.

Entering through the porch and benefitting from a gas central heating system and double glazing throughout, this exceptional home immediately impresses with a stunning octagonal turret foyer featuring original terrazzo and mosaic flooring alongside one of the property's many striking feature fireplaces. The grand entrance sets the tone for the elegance and character found throughout this magnificent Edwardian residence. Leading from the hallway are three beautifully proportioned reception rooms, two of which are generous dual aspect rooms with large bay windows and magnificent open fireplaces, creating wonderfully bright and inviting living spaces ideal for both entertaining and family life. There is also a stylish ground floor shower room and a cosy snug complete with log burner, offering the perfect retreat. To the rear of the property lies the spectacular extended 26ft open plan kitchen diner, completed in 2020 and undoubtedly the heart of the home. Designed with modern family living in mind, this stunning space features bifolding doors opening directly onto the sunny rear garden, seamlessly blending indoor and outdoor living. The contemporary grey shaker style kitchen by Wren is beautifully appointed with a substantial central island and ample dining and entertaining space. Beyond the kitchen is a large utility room, walk-in pantry and separate boiler room, adding excellent practicality to this already impressive home. The painted staircase rises elegantly from the foyer to the first floor where the beautiful turret landing, flooded with natural light from three windows, gives access via original dipped doors to three spacious double bedrooms and the family bathroom. All bedrooms enjoy at least dual aspect windows, enhancing the sense of space and light throughout. A further staircase leads to the second floor where there is a separate W.C. off the landing and two further double bedrooms, one of which benefits from a contemporary ensuite walk-in shower room. Occupying a generous plot, the property sits proudly back from the road behind a wall with a substantial pebbled driveway and mature trees providing both privacy and kerb appeal. Gated side access leads to a further rear pebbled driveway and the double garage. The landscaped rear garden is simply magnificent, enjoying a sunny aspect with a large sandstone patio and pergola creating the perfect setting for alfresco dining and entertaining. Beautifully stocked planter beds filled with established David Austin rose bushes complete this idyllic outdoor space. Beautifully presented and ready to move straight into, this is a rare opportunity to acquire a substantial and stylish family home offering an exceptional blend of period elegance, modern convenience and outstanding living space throughout.

Found on a street of mature quality housing to the east of the town, this individual five bedroom detached home is distinguished by a substantial mature private garden. Located in the popular residential town of Long Eaton, just off Nottingham Road, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52.



**Porch**  
3'8 x 4'2 approx (1.12m x 1.27m approx)  
With original wood panelled front door with inset obscure glass and a stained glass window above, tiled flooring, LED ceiling spotlights, wooden door into:

**Turret Foyer Entrance Hall**  
10'2 x 9'8 approx (3.10m x 2.95m approx)  
The octagonal entrance foyer has terrazzo mosaic flooring, two UPVC double glazed windows to the front, picture rail, ceiling light, cornice to the wall and ceiling, 1930's rustic brick built fireplace and hearth, two doors to the reception rooms, lobby to the ground floor shower room, stairs to the first floor, door to the snug and large understairs cupboard.

**Lobby**  
3'3 x 5'9 approx (0.99m x 1.75m approx)  
Carpeted flooring, double radiator, two ceiling recessed spotlights, door to:

**Shower Room**  
6'6 x 5'9 approx (1.98m x 1.75m approx)  
Recessed LED ceiling spotlights, carpeted flooring, glass panel, low flush w.c., pedestal wash hand basin, LED mirror, enclosed corner shower cubicle with mains fed shower, extractor fan, tiled splashbacks and chrome towel radiator.

**Reception 1**  
18'9 x 13'5 approx (5.72m x 4.09m approx)  
Having a large bay window to the front and window to the side, carpeted flooring, two double radiators, recessed LED ceiling spotlights, picture rail, cornice to the wall and ceiling, TV and internet points, prominent curved 1930's design open brick fireplace with decorative Herringbone pattern.

**Reception 2**  
17'7 x 15'7 approx (5.36m x 4.75m approx)  
Large bay windows to the front and side, carpeted flooring, two double radiators, LED ceiling spotlights, cornice to the wall and ceiling, picture rail, TV and internet points, vintage Georgian style pine fireplace surround with carved floral details and fluted columns and brick hearth.

**Stairway Lobby**  
7' x 6'7 approx (2.13m x 2.01m approx)  
With terrazzo mosaic flooring, double radiator, recessed LED ceiling spotlights, door to the snug and understairs storage cupboard.

**Snug**  
11'7 x 12'1 approx (3.53m x 3.68m approx)  
Two obscure UPVC double glazed windows to the side, carpeted flooring, double radiator, recessed LED ceiling spotlights, log burner with slate hearth (installed 2025) with beam above, original corner bookcase and shelving, wall mounted original drinks display case, door to:

**Extended Kitchen Diner**  
16'3 x 26'7 approx (4.95m x 8.10m approx)  
The extension and kitchen were installed in 2020, this incredible dual aspect room has three panel bi-fold doors opening to the rear garden with UPVC double glazed windows to the rear and side and two large ceiling lanterns letting in plenty of light, tiled flooring, recessed LED ceiling spotlights, two large double radiators, doors to the utility, pantry and boiler room. The Wren kitchen consists of grey Shaker style wall, drawer and base units to two walls with a large 6 ring gas burner RangeMaster and RangeMaster extractor above, quartz work surfaces and splashbacks, large island with built-in ceramic Belfast sink and drainer having a swan neck mixer tap, wine rack and shelving, integral dishwasher with breakfast bar and butchers block.

**Utility Room**  
9' x 11'6 approx (2.74m x 3.51m approx)  
UPVC panel and double glazed door to the rear, tiled floor, ceiling lights, cream Shaker wall, drawer and base units to one wall with laminate roll edged work surface over, inset stainless steel sink and drainer with pre-wash mixer tap, washing machine and tumble dryer and large American style fridge freezer with wall dispenser, shelving to two walls.

**Pantry**  
6'9 x 2'9 approx (2.06m x 0.84m approx)  
Brick flooring, light and shelving.

**Boiler Room**  
6' x 9' approx (1.83m x 2.74m approx)  
Wall light, tiled floor, housing the two boilers.

**First Floor Turret Landing**  
11'2 x 9'9 approx (3.40m x 2.97m approx)  
The octagonal landing area has the half turn staircase leading to the landing, three UPVC double glazed panels to the front, new carpeted flooring, double radiator, picture rail, ceiling light, stairs to the second floor and doors to the three bedrooms and bathroom.

**Bedroom 1**  
13'4 x 18'7 approx (4.06m x 5.66m approx)  
UPVC double glazed bay window to the front and window to the side, carpeted flooring, double radiator, recessed LED ceiling spotlights, TV and internet points and ample plug sockets.

**Bedroom 2**  
13'4 x 18'6 approx (4.06m x 5.64m approx)  
UPVC double glazed panel to the front, bay to the side and panel to the rear, double radiator, carpeted flooring, recessed LED ceiling spotlights, TV and telephone points.

**Bedroom 3**  
12'1 x 14' approx (3.68m x 4.27m approx)  
UPVC double glazed bay window to the rear and window to the side, carpeted flooring, double radiator, recessed LED ceiling spotlights, picture rail, TV and internet points and ample plug sockets.

**Bathroom**  
10'6 x 5'9 approx (3.20m x 1.75m approx)  
Obscure UPVC double glazed window to the rear, recessed LED ceiling spotlights, new vinyl flooring, panelled bath with modern mixer tap and tiled splashback, low flush w.c., chrome towel radiator, pedestal wash hand basin with mixer tap and tiled splashback, LED vanity mirror and extractor fan.

**Second Floor Landing**  
6'4 x 7'7 approx (1.93m x 2.31m approx)  
Ceiling light, Velux window, new carpeted floor, the U shaped stairs has a w.c. off.

**Separate w.c.**  
2'4 x 1'9 approx (0.71m x 0.53m approx)  
Two obscure UPVC double glazed windows to the side, new carpeted flooring, wall light and low flush w.c.

**Bedroom 4**  
27'1 x 10'2 approx (8.26m x 3.10m approx)  
UPVC double glazed window to the side, three Velux windows, carpeted flooring, double radiator, ceiling light, built-in storage and a hidden cupboard leading to the top of the turret, TV and internet points and door to:

**Bedroom 5**  
10'6 x 14'9 approx (3.20m x 4.50m approx)  
UPVC double glazed window to the front, Velux window, carpeted flooring, double radiator, ceiling light, cast iron fireplace with tiled surround and hearth and TV and internet point.

**En-Suite**  
10'3 x 6'2 approx (3.12m x 1.88m approx)  
Velux window, tiled floor, recessed LED ceiling spotlights, vanity unit housing the low flush w.c. and wash hand basin with a mixer tap, storage cupboards and shelving, large walk-in shower with a mains fed rainwater shower head and hand held shower, tiled splashbacks and glass screen, towel radiator.

**Outside**  
The property sits back from the road behind a brick wall, there are shrub and plant borders, established trees to the front for privacy, large gravelled driveway with sandstone patio around the property. To the right hand side there are double opening wooden gates leading to the side garden and garage. The left hand side leads through another gate to the rear. There is courtesy lighting.

To the rear of the property there is a fully enclosed, sunny garden having a pebbled area leading to the garage, a large sandstone patio and sleeper beds with many David Austen established rose bushes, further shrubs and plants, courtesy lighting, external power and a lawned garden.

**Detached Double Garage**  
20'3 x 13'7 approx (6.17m x 4.14m approx)  
The double garage has two metal up and over doors, light and power, windows to the rear and side and personnel door to the side.

**Open Log Store**  
With lighting.

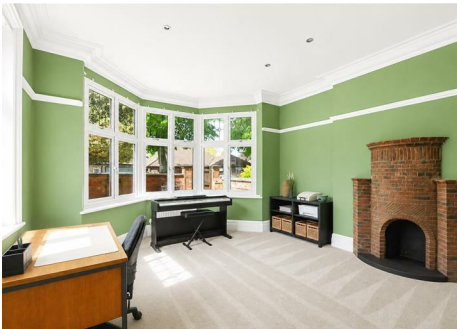
**Directions**  
Proceed out of Long Eaton along Nottingham Road. Cleveland Avenue can be found on the right hand side after some ¼ mile and the property can be found on the right hand side of the road. 9302JG

**Council Tax**  
Erewash Borough Council Band E

**Additional Information**  
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 15mbps Superfast 60mbps Ultrafast 1800mbps  
Phone Signal – EE, O2, 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

**Agents Notes**  
There are AI photos on this property.





| 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                     |         |           |
| England & Wales 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 |         |           |
| 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.