Robert Ellis

look no further...

Charlton Avenue,
Long Eaton, Nottingham
NG10 2BX

£320,000 Freehold

THIS IS A REFURBISHED AND EXTENDED EDWARDIAN PROPERTY WHICH WILL NOW MOST PROBABLY BE ONE OF THE MOST DESIRABLE PROPERTIES OF ITS STYLE IN THE AREA.

Robert Ellis are pleased to be asked to market this beautiful Edwardian property which over the past few months has been substantially extended to the rear which has provided a large living/dining kitchen area which is over 46' in length. As people will see when they view the property it has been upgraded throughout but still retains many character features which helps to pull together the original style of the property with modern day living. For all that is included in this beautiful home to be fully appreciated, we strongly recommend that interested parties do take a full inspection so they can see the extent of the enlarged accommodation included and privacy of the landscaped rear garden for themselves. The property has been re-wired, had a new heating system installed, had a luxurious bathroom created on the first floor, been re-plastered and had new internal joinery where necessary, a brand new exclusively fitted kitchen with quartz work surfaces and now has a ground floor w.c. and utility room. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from Charlton Avenue behind a walled front garden and there is access via a stylish newly installed composite front door which leads into the reception hall which has the original Minton tiled flooring. From the hall there are stairs leading to the first floor and doors taking you to the lounge which is positioned at the front of the house and has a bay window and a feature fireplace and there is an inner hallway off which there is a ground floor w.c. and utility room and a door leads into the absolutely amazing living/dining kitchen, from which there are bi-folding doors leading out to the rear garden. The kitchen is fitted with extensive ranges of Shaker style units and has integrated appliances and this large room provides flexible accommodation as to where you would have the dining and sitting areas. To the first floor the landing leads to the three good size bedrooms and the luxurious re-fitted bathroom which includes a separate large walk-in shower with a mains flow shower system and bath and off the landing there is also a store room which houses the newly installed gas boiler. Outside there is a walled garden to the front and a pathway leading down the left hand side to the main entrance door and through a gate to the rear garden. The rear garden is again a special feature of this lovely home with it having been landscaped with a patio to the immediate rear of the house and a path takes you to a second seating area at the bottom of the garden. There is a lawn and gravelled planted beds to the sides and the garden is kept private by having fencing to the three boundaries.

The property is only a few minutes drive from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as well known local pubs, restaurants and the Clifford Gym, with further retail outlets being found at the Chilwell Retail Park where there is an M&S food store, Next and a TK Maxx, there are excellent local schools within walking distance of the property, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system which terminates in nearby Toton, stations at Beeston, Attenborough, 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.

Stylish composite front door with three inset double glazed block panels and opaque glazed panel above leading to:

Reception Hall
Stairs with feature spindle balustrade and wooden side panel with cupboard beneath leading to the first floor, original Minton tiled flooring, opaque double glazed window to the side, cornice to the wall and ceiling and radiator.

Lounge/Sitting Room
12'6 x 11'3 approx (3.81m x 3.43m approx)
Double glazed bay window to the front, feature coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, cornice to the wall and ceiling and a TV aerial point and power point for a wall mounted TV.

Inner Hall
Doors leading to the dining/living kitchen and utility room with quality laminate flooring that extends across the whole dining/living kitchen area.

Dining/Living Kitchen
46'6 x 13'8 reducing to 11'10 and 9'7 approx (14.17m x 4.17m reducing to 3.61m and 2.92m approx)
The kitchen area within this large room includes grey Shaker style units with quartz work surfaces and has a 1½ bowl sink with mixer tap and an induction hob set in a work surface which extends into an eating area to two sides and has cupboards, drawers and space for a dishwasher below, integrated upright fridge and freezer, oven with cupboards above and below, hood over the cooking area, bi-folding doors leading out to the patio at the rear of the property, four radiators, TV aerial point and power point for a wall mounted TV in the sitting area, full height double glazed window to the side, three further double glazed windows and a half opaque double glazed door leading out to the side of the property and recessed lighting to the ceiling,

Store Room
Housing the well mounted gas central heating boiler.

First Floor Landing
The feature balustrade continues from the stairs onto the landing and there are original pine panelled doors leading to the rooms off the landing.

Bedroom 1
12'7 x 11'3 approx (3.84m x 3.43m approx)
Two double glazed windows to the front, feature recess within the chimney breast, radiator and TV point.

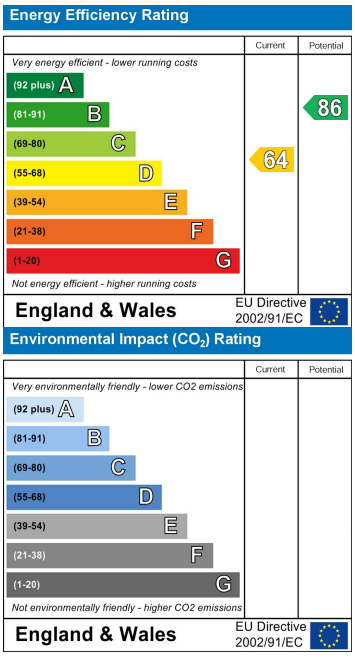
Bedroom 2
13'6 x 9'10 approx (4.11m x 3.00m approx)
Double glazed window to the rear, radiator, pine door with glazed panel above which helps to provide additional natural light into the landing area, feature recess within the chimney breast and TV point.

Bedroom 3
10'7 x 6'5 approx (3.23m x 1.96m approx)
Double glazed window to the rear, radiator and TV point.

Bathroom
The luxurious newly fitted bathroom has a white suite including a large panelled bath with mixer taps, walk-in shower with a mains flow thermostatically controlled shower which includes a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door, hand basin with mixer taps and two drawers below and a low flush w.c., tiling to the walls by the bath, sink and w.c. areas, opaque double glazed window, chrome heated ladder towel radiator, tiled flooring and an extractor fan.

Outisde
At the front of the property there is a walled garden area with established planting and there is a pathway leading down the left hand side of the property to the main entrance door and to a gate which takes you into the rear garden. The rear garden is an important feature of this lovely home and to the side of the property there is a slabbed area leading onto a pebbled pathway which takes you to the main garden at the rear. At the immediate rear of the house there is a slabbed patio area with a path leading down to a second seating area at the bottom of the garden. There is a lawn with established planting to the sides and the garden is kept private by having fencing to the three boundaries. There is outside lighting, power points and a water supply provided.

Directions
Proceed out of Long Eaton along Nottingham Road and Charlton Avenue can be found as a turning on the left hand side with the property identified by our for sale board.
6501AMMP



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818