Robert Ellis

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Nottingham Road,
Long Eaton, Nottingham
NG10 2EN

£495,000 Freehold

A SUBSTANTIAL EXTENDED DETACHED PROPERTY WHICH HAS OVER RECENT YEARS BEEN USED AS PROMINENT PROFESSIONAL OFFICES, BUT COULD EASILY BE USED AS A FIVE BEDROOM FAMILY HOME.

Being located on a plot on the corner of Devonshire Avenue and Nottingham Road, this large extended detached property was originally built as a family home where the previous owner extended the property to create spacious ground floor living accommodation and five bedrooms to the first floor. Over the past decade the property has been used as an accountancy office and currently has permission for this use so could easily be used as offices with the reception rooms and bedrooms to the first floor being used as a reception area, meeting room and office space with there being w.c. facilities to the ground and first floor. For the size and layout of the accommodation and the extent of the car parking provided at the rear to be appreciated, we do recommend that interested parties take a full inspection so we are able to show them all that is included in this large detached property for themselves. The property sits in a very prominent location and with good signage is very visible from the road which runs in front of the house. From both an office and residential point of view, the office is well placed for easy access to the excellent local amenities and facilities provided by the immediate area and to transport links, all of which have helped to make this a very popular and convenient location for both offices and a home.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives the benefits from gas central heating and double glazing. Being entered through the front door the accommodation includes a reception hall, from which oak stairs with a feature stainless steel spindle balustrade and oak hand rail lead to the first floor and doors take you into what could either be the main lounge or reception area and from this room there is a door taking you to a further reception room which has over recent years been used as a meeting room. At the rear of the building an open plan space with a well fitted kitchen with extra units being stores which could be brought into the kitchen if this was to be used as a home and from the kitchen there is a dining area and a further snug/sitting area, again these spaces have over recent years been used as offices and there is also a utility/store room and ground floor w.c. To the first floor the landing leads to the five bedrooms which again have all been used as offices over the past decade, there is a Jack and Jill shower room/w.c. between two of the rooms and the main bathroom has a corner bath and w.c. Outside there is a garden area at the front and at the rear the garden has been changed into a car park with a gate leading out to Devonshire Avenue at the side, but this external space could easily be changed back into a garden if this was required by a new owner.

The property is well placed for easy access to Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, Chilwell Retail Park is only a short drive away where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at Toton Fields which is literally across the road and the picturesque Attenborough Nature Reserve, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, stations at Beeston, 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 an outside light leading through a UPVC front door with inset leaded glazed panel to:

Reception Hall
Feature oak staircase with a stainless steel spindle balustrade and a wooden hand rail leading to the first floor having cloaks hanging and storage space below, radiator in a decorative housing, double glazed window with a blind to the side, cornice to the wall and ceiling and a panelled door leading to:

Reception Area/Lounge
12'5 plus bay x 11'4 approx (3.78m plus bay x 3.45m approx)
Double glazed bay window to the front, feature stone effect gas fire (not tested) set in a chimney breast, radiator, cornice to the wall and ceiling and engineered oak flooring.

Board Room/Dining Room
13'3 x 11' approx (4.04m x 3.35m approx)
Double glazed bay window to the front, radiator, laminate flooring, recessed lighting to the ceiling and cornice to the wall and ceiling.

Sitting Area/Office
13'1 x 10'2 approx (3.99m x 3.10m approx)
Double glazed, double opening French doors with vertical blinds leading out to the rear of the property, laminate flooring, recessed lighting to the ceiling and a radiator.

Dining Area/Office
13'6 x 11'3 approx (4.11m x 3.43m approx)
Double glazed window to the rear, engineered oak flooring, cornice to the wall and ceiling and archways leading into the sitting room and into the kitchen.

Ground Floor w.c.
Being fully tiled and having a low flush w.c. and hand basin, opaque double glazed window, ladder towel radiator, tiled flooring and recessed lighting to the ceiling.

Breakfast Kitchen
23'7 x 10'4 to 8'1 approx (7.19m x 3.15m to 2.46m approx)
The kitchen is fitted with wood finished units and includes a circular stainless steel sink and drainer with a mixer tap set in an L shaped work surface with oven, space for a dishwasher, cupboards and drawers below, upright larder cupboard with cupboard over, matching eye level wall cupboards and display cabinets, wine rack and shelving, cornice to the wall and ceiling, recessed lighting to the ceiling, tiled flooring, a Velux window to the ceiling, radiator with a breakfast bar/work surface over, double glazed, double opening French doors leading out to the rear and a double glazed window with blind to the side.

Utility Room
6'10 x 6'9 approx (2.08m x 2.06m approx)
The utility room is fitted with a work surface which extends to two walls and has an integrated fridge, space for an integrated freezer, cupboard, drawer and space for both an automatic washing machine and tumble dryer beneath, radiator, opaque double glazed window, cornice to the wall and ceiling, shelving to one wall, Ideal boiler (fitted approx 2 years ago) fitted in a wall cupboard with a cupboard to the side and tiled flooring.

First Floor Landing
The feature stainless steel spindle balustrade with a wooden hand rail extends onto the landing, double glazed window to the side, cornice to the wall and ceiling, recessed lighting to the ceiling and a radiator in a decorative housing.

Bedroom 1/Office
12'3 plus bay x 11'3 approx (3.73m plus bay x 3.43m approx)
Double glazed bay window to the front, laminate flooring, radiator and cornice to the wall and ceiling.

Bedroom 2
11'3 x 10'4 approx (3.43m x 3.15m approx)
Double glazed window to the rear, radiator, laminate flooring, cornice to the wall and ceiling, built-in storage cupboard which is currently used to house the comms unit and server.

Bedroom 3
13'2 max x 10'6 approx (4.01m max x 3.20m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 4
13'4 max x 10'8 plus bay approx (4.06m max x 3.25m plus bay approx)
Double glazed bay window to the front, radiator and cornice to the wall and ceiling.

Shower Room
The en-suite shower room can be accessed from two bedrooms and is fully tiled with a corner shower having a Mira shower, tiling to two walls and sliding glazed doors and protective screens, pedestal wash hand basin with a mixer tap and low flush w.c., opaque double glazed window, ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 5
8'5 x 6'5 approx (2.57m x 1.96m approx)
Double glazed window to the front, radiator, laminate flooring and cornice to the wall and ceiling.

Bathroom
The main bathroom is fully tiled and has a corner bath with a shower over, hand basin set in a surface with a double cupboard under and a glazed shelf with mirror to the wall above, low flush w.c., opaque double glazed window and a ladder towel radiator.

Outside
At the front of the property there is a lawn with a central bed and beds to the sides and a path leads to the front door and to a gate which provides access via a path to the rear garden and there is low level fencing to the front and side boundaries.

The rear garden has been changed into a car parking area for several vehicles but could easily be returned into a garden. There is a slabbed patio/seating area leading onto the parking area for several vehicles, a gate leads to the road at the side and there is fencing to the side boundaries and brickwork to the rear boundary. There is a concrete sectional shed which will remain at the property when it is sold, outside lighting and power points, a tap and an EV charging point .

Directions
Proceed out of Long Eaton along Nottingham Road and the property can be found on the right hand side on the corner of Nottingham Road and Devonshire Avenue.
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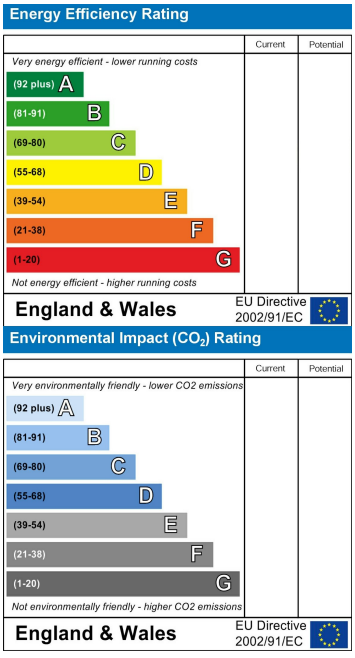
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – Vodafone, Three, EE, 02
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
The property currently has planning permission to use as offices and to be used as a family home the permission would need to be reverted to the properties original use. Mark at Robert Ellis will provide interested parties with more information relating to the change of permission required.



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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