



3 Parkside Avenue,
Long Eaton, Nottingham
NG10 4AN

O/O £375,000 Freehold



AN EXTENDED, INDIVIDUAL THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A GOOD SIZE PLOT IN A SOUGHT AFTER AREA OF LONG EATON.

Being located on Parkside Avenue, this individual detached bungalow provides spacious accommodation inside and out, all on a single level and benefits from having three double bedrooms with the bungalow having been increased in size since it was originally built by the owners extending into the old garage to create a double bedroom with en-suite shower and to the rear a large conservatory. The property is being sold with the benefit of no upward chain and for all that is included in this lovely home to be appreciated, we strongly recommend that interested parties take a full internal inspection so they can see the size of the accommodation included and the privacy of the rear garden for themselves. The property will suit a whole range of buyers, from people looking for a family home that is well placed for easy access to the excellent local schools through to people who might be in search of a bungalow style property where they could live and have a bedroom on the ground floor if this suited their future needs.

The property stands back from the road behind a walled front garden and boasts of a hard standing driveway which has space for three cars which leads to the garage and additional outdoor storage cupboards. The spacious property is constructed fascia brick walls under a pitched tiled roof and benefits of double glazed windows and a new gas central heating system. The rooms comprise of an entrance hall which, two large bay fronted rooms one used as a double bedroom the other as the lounge, second bedroom to the rear which has sliding doors onto the conservatory. A family bathroom in the heart of the building followed by the kitchen with newly fitted units and space for a dining table. The third bedroom located next to the kitchen benefits of an en-suite shower room. To the rear, the secluded garden has been well looked after over the years and has a paved patio area perfect for outdoor dining, a large lawn and hedges which wrap around the whole garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are state and independent schools for all ages which have extremely good reputations, there are health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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 both Nottingham and Derby.



Entrance Hall

UPVC double glazed entrance door, laminate flooring, radiator and newly fitted hardwood doors to:

Lounge

16'4 x 13' approx (4.98m x 3.96m approx)

Double glazed bay window to the front, laminate flooring and radiator. A multi fuel fire with a decorative hearth and surround.

Kitchen/Dining Room

13'1 x 12' approx (3.99m x 3.66m approx)

Recently installed fitted kitchen with white floor and wall mounted cupboard units under an acrylic worktop. Integrated Prestige electric oven with Beko electric hob and stainless steel extractor fan over, stainless steel sink and drainer with mixer tap having a power wash setting and there is also space for either a dishwasher or washing machine. The dining area provides enough space for a large dining table and there are two additional full height floor mounted cupboard for added storage. UPVC double glazed window and patio door overlooking the garden, radiator and LED spotlights.

Conservatory

16'1 x 10' approx (4.90m x 3.05m approx)

The conservatory to the rear is accessed through the second bedroom and wraps around the side of the property with a door that leads back to the front of the bungalow.

Bedroom 1

13'2 x 11'1 approx (4.01m x 3.38m approx)

Double glazed bay window, underfloor heating as well as a radiator, fitted cupboard, grey laminate flooring which has recently been added as well as the hardwood door which takes you back to the entrance hall.

Bedroom 2

11'1 x 11'1 approx (3.38m x 3.38m approx)

The second double bedroom benefits of space with easy access to the conservatory by large sliding doors. There is a s cupboard to provide additional storage and grey laminate flooring.

Bathroom

The recently fitted bathroom benefits of underfloor heating under the tiled floor, wash hand basin and toilet with vanity cupboard above, walk-in shower with double shower and extractor fan and spot lights above, towel radiator and double glazed window.

Bedroom 3

16'9 x 8'1 approx (5.11m x 2.46m approx)

Double bedroom with En-suite bathroom. Two double glazed windows and a double glazed patio door that leads out to the side of the house. Grey laminate flooring and ceiling light point.

En-Suite

The en-suite master bathroom which has been recently installed benefits from a 'his and hers' sink with storage drawers underneath. A toilet with eco flush system, bath with waterfall mixer tap and slimline shower head, tiled floor with underfloor heating as well two additional radiators, UPVC double glazed window to the rear.

Outside

The large rear garden benefits from not being overlooked, resulting in getting the sun for most of the day. There is a paved patio area which is suitable for outdoor seating and then the lawn has planted beds wrapping around the whole of the garden which can be watered using a rain water tank located at the back of the garden. A secure side passage way leads to an outdoor toilet and storage building, and then out to the front of the property. The hard standing driveway provides off the road parking for up to three vehicles along with the garage. The front of the property also benefits from a front garden either side of the driveway which has a wall to the front boundary.

Directions

Proceed out of Long Eaton along Derby Road and after some distance turn left into Parkside Avenue. Follow the road around where the property can be found as identified by our 'for sale' board.

6146AMRS



GROUND FLOOR



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. The 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 is given to their operation or efficiency can be given.
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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	53	57
(21-38) F		
(1-20) G		
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		

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