



Owen Avenue,  
Long Eaton, Nottingham  
NG10 2FR

**O/O £350,000 Freehold**



#### AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH STUNNING OPEN FIELD VIEWS TO THE REAR- SPACIOUS OPEN PLAN LIVING!

Occupying a sought-after position on Owen Avenue with delightful open views across neighbouring fields, this extended four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Beautifully presented throughout, the property has been thoughtfully extended to provide generous living space, with the heart of the home being the impressive open plan dining kitchen, ideal for both everyday family life and entertaining. A separate utility room and ground floor W.C. add further practicality, while the spacious lounge features a charming multi-fuel burner, creating a warm and inviting focal point. To the first floor are four well-proportioned bedrooms and two shower rooms. The property is complemented by gas central heating and double glazing throughout. Outside, there is a driveway providing off-road parking to the front with an EV charging point, while the enclosed rear garden offers a private space to relax and enjoy outdoor living. Combining generous accommodation, a desirable location and attractive open countryside views, this is a superb family home that must be viewed to be fully appreciated.

Originally built in the 1930s, this attractive bay-fronted detached home has been thoughtfully extended to create a spacious and versatile family residence while retaining a wealth of its original character and charm. The property is entered via a welcoming porch which leads into the entrance hall. To the right is a useful study/home office, while to the left is a delightful lounge featuring lovely original period details and a multi-fuel burner, creating a warm and inviting living space. To the rear of the property, the home opens into an impressive extended open plan kitchen and dining area, fitted with a range of wall, drawer and base units and Rangemaster cooker and extensive built-in storage. The kitchen flows seamlessly into a triple-aspect dining room, providing an abundance of natural light and an ideal space for both everyday family life and entertaining. Completing the ground floor is a separate utility room and a convenient downstairs W.C. To the first floor, the landing provides access to four well-proportioned bedrooms and two shower rooms with two of the bedrooms benefiting from built-in wardrobes. Outside, the property boasts a beautifully established and enclosed rear garden featuring raised decking, a well-maintained lawn, mature planted borders with a variety of fruit bushes and trees, vegetable patches, a greenhouse and a garden shed. The garden enjoys a particularly pleasant open aspect overlooking neighbouring fields, providing a peaceful and picturesque setting. To the front, a presscrete driveway provides ample off-road parking and enhances the property's attractive kerb appeal. The home further benefits from gas central heating and double glazing throughout, making this a wonderful opportunity for families seeking a spacious home in a desirable setting.

Owen Avenue is well placed for easy access into Long Eaton town centre which is only a couple of minutes drive away where there are Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, schools for all ages are within easy reach, there are healthcare and sports facilities, walks in the adjacent countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

4'9 x 6'2 approx (1.45m x 1.88m approx)

UPVC double glazed windows to the front and side, door to:

## Entrance Hall

12'4 x 6' approx (3.76m x 1.83m approx)

UPVC double glazed door to the front with inset obscure glazed panel with obscure glazed windows either side, laminate flooring, ceiling light, radiator, stairs to the first floor and doors to the office, lounge and kitchen diner.

## Study

7'1 x 10'5 approx (2.16m x 3.18m approx)

UPVC double glazed window to the front, wooden flooring, coving, ceiling light and built-in cupboard. This room could be used as a play room, gym or home office.

## Lounge

14' x 11'4 approx (4.27m x 3.45m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, coving and picture rail, multi fuel burner having a stone surround and hearth, TV and telephone points.

## Open Plan Kitchen Diner

17'8 x 13'5 approx (5.38m x 4.09m approx)

UPVC double glazed door to the rear, laminate flooring, ceiling light, coving, three radiators, understairs storage cupboard, door to utility and open to the extended dining room. White gloss wall, drawer and base units to four walls with marble effect laminate work surface over and splashback, inset composite black sink and drainer with swan neck mixer tap having a filtered water outlet, tiled splashbacks, free standing black RangeMaster professional oven with induction hob and extractor hood above, under counter lighting, under counter fridge, matching pantry wall cupboards and space for a drinks fridge and large wine rack, Baxi combi boiler.

## Utility

13'7 x 7'4 approx (4.14m x 2.24m approx)

UPVC double glazed window to the rear, laminate flooring, two ceiling lights, radiator, Shaker style wall cupboards and marble effect roll edged work surface over, shelving, inset sink with swan neck mixer tap, door to w.c. The current owners are happy to leave two tall freezers and an under counter freezer, a tumble dryer and washing machine.

## Cloaks/w.c.

6' x 2'4 approx (1.83m x 0.71m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, radiator, wall light and macerator low flush w.c. and wall mounted sink.

## Dining Room

9'9 x 13'5 approx (2.97m x 4.09m approx)

Open to the kitchen diner with UPVC double glazed windows to the front, rear and sides, grey carpeted flooring, radiator and ceiling light. This extension was completed in 2018.

## First Floor Landing

10'5 x 6'5 approx (3.18m x 1.96m approx)

Carpeted flooring, ceiling light, coving and doors to:

## Bedroom 1

11' x 13'9 approx (3.35m x 4.19m approx)

UPVC double glazed bay window to the front, radiator, ceiling light, coving, cream panelled wardrobes to two walls with mirrors, matching bedside tables and drawers and a fitted vanity unit, USB sockets.

## Bedroom 2

9'9 x 13'6 approx (2.97m x 4.11m approx)

UPVC double glazed window to the rear, radiator, carpeted flooring, ceiling light, coving, fitted overbed wardrobes and chest of drawers with vanity and desk.

## Bedroom 4

6'5 x 9'1 approx (1.96m x 2.77m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, access hatch with pull down ladder to the boarded and lit loft space, coving.

## Shower Room

6'4 x 6'3 approx (1.93m x 1.91m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, enclosed shower unit with Mira electric shower, pedestal wash hand basin with mixer tap, bidet, low flush w.c. and chrome towel radiator.

## Lobby

4'9 x 3'4 approx (1.45m x 1.02m approx)

Carpeted flooring, ceiling spotlights, built-in wardrobes, door to a bedroom and en-suite

## Bedroom 3

6'9 x 14'9 approx (2.06m x 4.50m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, ceiling rose and coving.

## Shower Room

6'9 x 5'3 approx (2.06m x 1.60m approx)

UPVC double glazed window to the rear, vinyl flooring, low flush w.c., pedestal wash hand basin, large enclosed corner shower with Aqualisa shower and a chrome towel radiator.

## Outside

The property sits back from the road with a Presscrete driveway providing off road parking for at least two cars and having an EV charging point.

To the rear there is a raised decked area with railings and being partly covered, outdoor lighting, steps down to a further patio with lawns, planted beds and established apple, pear and peach trees, rhubarb, greenhouse and two sheds, vegetable patch, fully enclosed and overlooking fields.

## Directions

Proceed out of Long Eaton along Main Street and at the traffic island with The Tappers Harker turn left onto Meadow Lane. At the mini island turn right following Meadow Lane. Continue across the level crossing and take the second right into Owen Avenue. 9406JG

## Council Tax

Broxtowe Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

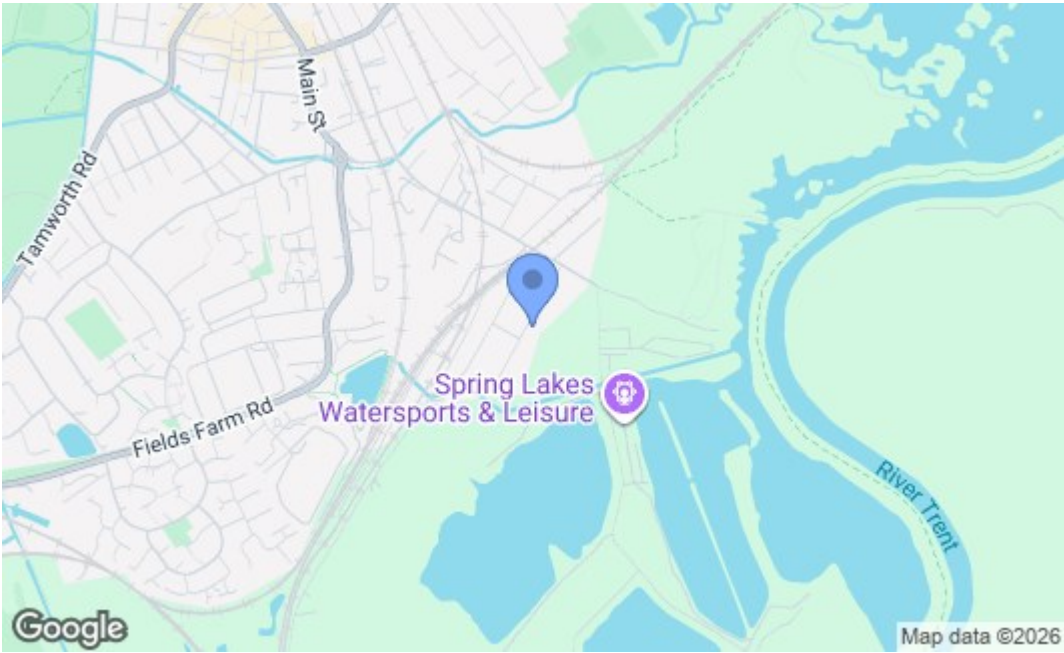
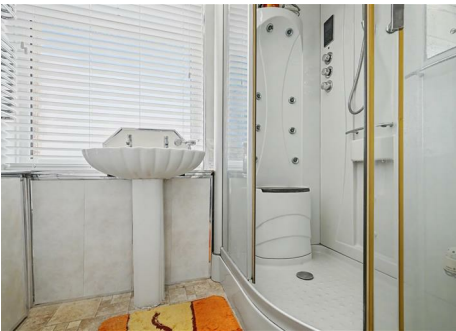
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                     |         |           |
|                                                                 | 59      | 76        |
| 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.