



Parkside Avenue,  
Long Eaton, Nottingham  
NG10 4AN

**£379,995 Freehold**



THIS A TRADITIONAL THREE BEDROOM BAY FRONTED DETACHED FAMILY HOME SITUATED IN THE SOUGHT AFTER PARKSIDE AREA OF LONG EATON.

Being situated on the left hand side of Parkside Avenue, which provides an open aspect over West Park at the rear, this three bedroom detached property provides a lovely family home which has the potential to further enlarge if this is something a new owner would want to carry out in the future. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this most desirable home for themselves. The property is within easy reach of all the local schools including Trent College and the Wilsthorpe Academy and Long Eaton town centre is only a short drive away where there is an excellent range of shopping facilities.

The property has an attractive appearance with brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and from being double glazed throughout. The house includes an open porch and you enter through a stylish composite front door to the reception hall with doors leading to the lounge which has a log burning stove and double glazed French door leading out to the rear garden, the dining room is positioned at the front of the house and the kitchen is fitted with white gloss units and has a shelved pantry, rear hall with a door leading out to the car port and a utility cupboard. To the first floor the landing leads to the three good size bedrooms, the main bedroom having ranges of built-in wardrobes and drawers, the bathroom has a white suite with a mains flow shower over the bath and there is a separate w.c. Outside there is a most useful car port to the left hand side of the house with an outside store behind the car port, there is parking and a garden at the front and a private sunny garden to the rear which has a patio with steps leading down to a lawn and a further patio, there is a wooden shed which will remain at the property when it is sold and the garden is kept private by having fencing to the boundaries.

As previously mentioned the property is within easy reach of all the local schools which are within a few minutes walking distance of the property, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields with West Park being a lovely area to take a walk, there are many retail outlets in the town centre which includes a Tesco, Asda, Aldi and Lidl stores and the excellent transport links include J25 of the M1, East Midlands Airport, stations at 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 tiled flooring leading through a stylish composite front door with four inset opaque glazed leaded panels and opaque double glazed side panels to:

## Reception Hall

Stairs with feature balustrade and cupboard under leading to the first floor, radiator, Karndean style flooring which runs through into the kitchen, double radiator and cloaks hanging.

## Lounge/Sitting Room

11'10 x 11'6 approx (3.61m x 3.51m approx)

Double glazed French door with double glazed windows to either side leading out to the rear garden, log burning stove set in a chimney breast with a feature Minton surround and hearth, two radiators, dado rail to the walls and cornice to the wall and ceiling.

## Dining Room

11'9 x 11'8 approx (3.58m x 3.56m approx)

Double glazed bay window with fitted blinds to the front, radiator, cornice to the wall and ceiling and walk through into the lounge.

## Kitchen

11'5 to 8'9 x 7'5 approx (3.48m to 2.67m x 2.26m approx)

The kitchen is fitted with white gloss units having brushed stainless steel fittings with a stainless steel sink having mixer taps set in an L shaped work surface with space for a fridge and cupboards under, space for an upright cooker, work surface with three drawers below, matching eye level wall cupboards and hood with back plate to the cooking area, double glazed window to the rear, recessed lighting to the ceiling, Karndean style flooring, radiator and a Georgian glazed door leading into the reception hall.

## Shelved Pantry

Having an opaque double glazed window to the side and the gas meter is housed in the pantry.

## Rear Hall

Double glazed door leading out to the car port situated at the side of the house.

## Utility Cupboard

The utility cupboard has a fitted shelf with space and plumbing below for an automatic washing machine and space above for a tumble dryer.

## First Floor Landing

The feature balustrade continues from the stairs onto the landing, double glazed window to the side and hatch to the loft.

## Bedroom 1

12' plus bay x 11'8 approx (3.66m plus bay x 3.56m approx)

Double glazed bay window to the front, range of wardrobes



extending to two walls with a fitted drawer unit to one side and a radiator.

## Bedroom 2

11'9 x 11'6 approx (3.58m x 3.51m approx)

Double glazed window overlooking the rear garden and park and a radiator.

## Bedroom 3

8'3 x 7'4 approx (2.51m x 2.24m approx)

Double glazed window to the front, radiator and laminate flooring.

## Bathroom

The bathroom has a white suite including a panelled bath with mixer tap and a mains flow shower over having a rainwater shower head and hand held shower, boarding to three walls, pedestal wash hand basin with a mixer tap, double glazed window with a roller blind, chrome ladder towel radiator, Worcester Bosch boiler housed in a built-in airing/storage cupboard and an X-pelair fan.

## Separate w.c.

Having a low flush w.c. and an opaque double glazed window.

## Outside

At the front of the property there is a drive in front of the car port, a lawn and pebbled area with a wall to the front, hedge to the left and a fence to the right hand boundary.

At the rear of the property there is a slabbed patio with a step leading down to a lawned garden with a further block paved patio/seating area in the bottom of the garden, there is a wooden shed which will remain at the property when it is sold, an outside water supply and the garden is kept private by having fencing to the three boundaries.

## Car Port

15' x 12'2 approx (4.57m x 3.71m approx)

To the left hand side of the house there is a car port which has a covered storage area at the rear (8'9 x 7'2) and there is an outside light within the car port.

## Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College take the left hand turning into Parkside Avenue. Continue around where the property is found on the left hand side.

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## Council Tax

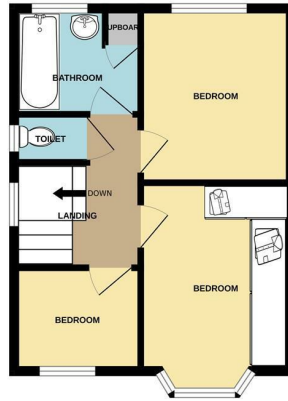
Erewash Borough Council Band D



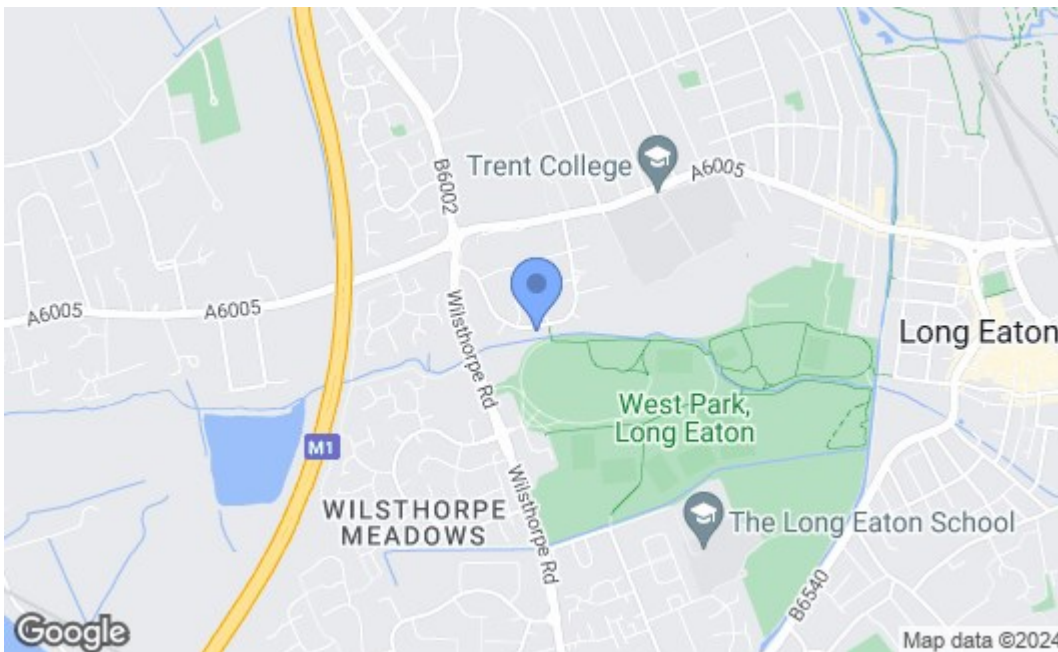
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq. ft. (67.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compared here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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