



Parkside Drive,  
Long Eaton, Nottingham  
NG10 4AL

**Price Guide £730-750,000**  
**Freehold**





THIS FOUR-BED DETACHED HOME HAS BEEN REMODELLED AND REFURBISHED TO A VERY HIGH STANDARD IN CONJUNCTION WITH DAVID CRANE ARCHITECTS. THE PROPERTY IS AT THE END OF A PRIVATE DRIVE & CUL-DE-SAC, CLOSE TO TRENT COLLEGE, WITH MATURE LANDSCAPED GARDENS.

This magnificent home offers luxury finishes and will appeal to families or people looking for a home with the convenience of a single floor. The property is over 2000 sq ft and has four bedrooms, three of which are double bedrooms with en-suite bathrooms. The property is on a good-sized plot with landscaped and well-stocked gardens on three sides. At the rear is a newly built large patio seating area with space for a barbecue, firepit and jacuzzi. Constructed in brick, the exterior has a new white render and contrasting wood effect composite panelling applied to create a contemporary design style. The buyer will benefit from the significant elements of the property being updated: Double glazing, internal/external doors, walnut & porcelain flooring, re-wired electrics, new central heating, underfloor heating, bathrooms and a designer ALNO kitchen.

Planning permission has also been granted for further extension to the property if you wish to increase the living accommodation.

The front of the property has a lawned garden with laurel hedging and a block-paved driveway with space for several cars. New large format, double-glazed windows at the front of the property give views of the garden and allow maximum sunlight to the rooms. Double-opening security entrance doors open to a spacious hallway with a cloakroom/w.c. The property has newly laid flooring, a mixture of solid walnut wood and Italian porcelain tiling. Contemporary-styled walnut and walnut glazed doors are fitted to all rooms and doors from the hall leading to the lounge, dining/living kitchen and three of the bedrooms. There is access from the hallway to a large fully insulated roof space for storage using a pull-down ladder. The principal double bedroom has lovely views of the front garden and a large dressing room with fitted full-height wardrobes. A full en-suite bathroom has designer stone fittings by Lusso, heated porcelain tiled floor, and wifi-controlled lighting. The second double has a dressing room with fitted wardrobes, and an en-suite wet room-style bathroom with a heated tiled floor. The fourth bedroom is currently used as a home office, and it has a vertical radiator and views of the garden. The large dining kitchen has German designer brand ALNO units, supplied by local company Steven Christopher. A range of built-in appliances includes a wifi-controlled Neff oven, steam oven/microwave, warming drawer, fridge/freezer, and dishwasher. The Corian worktop has Qooker hot & cold water tap to the sink. The quartz island unit has a breakfast bar and a Bora induction hob with a built-in extractor fan. Two sets of floor-to-ceiling sliding doors at the rear of the property allow access to the conservatory and garden. The utility room has a glass-panelled door letting in natural light, fittings for the washing machine, a sink and fitted storage units. A home office/study is on this side of the property, and access to the third double bedroom. The bedroom has full-height windows to the front and an en-suite wet room-style en-suite shower room. The front garden is mainly lawned with new laurel hedging for more privacy. The property also has tree screening on both sides to add to the privacy of the property. A large porcelain tiled patio area in the sunniest part of the garden has been created, with built-in seating and plenty of space for a firepit, barbecue, jacuzzi, seating and table. Gardens extend around the bungalow's left side, and a summerhouse and other sheds/outbuildings are at the rear and will remain at the property. Additional access from the front to the rear garden is on the right-hand side of the property, with a patio area directly outside the kitchen.

The property is at the end of a private drive and head of this quiet cul-de-sac in a desirable area of Long Eaton. Trent College, the Elms school, and Wilsthorpe Academy are within a short walk, and several other 'outstanding' OFSTED schools are within a few miles. Healthcare and sports facilities include the West Park Leisure Centre, and adjoining playing fields access to the park within a two-minute walk. Transport links are excellent, with the M1, the A52 and A50 within a five-minute drive. Railway stations are at Long Eaton and East Midlands Parkway, and East Midlands Airport is approximately 5 miles away.



Stylish double-opening solid doors with brushed stainless steel fittings leading to:

### Reception Hall

15'9" x 9'5" approx (4.80m x 2.87m approx)

The reception hall has walnut flooring, which runs across the whole of the living and bedroom accommodation, recessed lighting to the ceiling, feature vertical radiator, cornice to the wall and ceiling, hatch with a ladder leading to the roof space. Newly fitted walnut-finished doors lead to all the rooms from the hallway, and doors to the lounge and kitchen have inset glazed panels.

### Ground Floor w.c.

Tiled with a concealed low flush w.c. and hand basin.

### Lounge/Sitting Room

20'6" x 14'10" approx (6.25m x 4.52m approx)

Full-height windows to the front and a gas fire set in an Adam-style surround with marble inset and hearth. Walnut flooring, cornice to the wall and ceiling, wall lights and a feature vertical radiator.

### Dining Kitchen

27'3" x 11'10" approx (8.31m x 3.61m approx)

The kitchen is by the German designer brand ALNO and supplied by Stephen Christopher. It has handleless soft closing drawers and cupboards with contrasting blue and white door and drawer fronts. A sink with a Quooker hot water tap and waste disposal is set into a Corian work surface with drawers, cupboards and an integrated dishwasher.

There is a set of ALNO units with built in Neff wifi controllable oven, a Neff combination microwave/steam oven, warming drawer and upright integrated fridge and freezer. There is a large island with quartz stone finish, breakfast bar, a Bora induction hob with integrated extractor unit set in surface which incorporates an ice bucket and recess for chopping boards. The kitchen has Italian porcelain tiled flooring with under floor heating. The tiled flooring extends into the utility room, new double patio doors lead out to the rear garden with a second set of newly fitted patio doors leading into the conservatory, recessed lighting to the ceiling and walnut door leading to:

### Utility Room

10' x 5'8" approx (3.05m x 1.73m approx)

The utility room is fitted with blue-fronted units and has a stainless steel sink with a mixer tap and a work surface with a double cupboard below. Two full-height shelved storage cupboards, double eye-level wall cupboards above the sink, and a fitted worktop with space below for a washing machine. Newly fitted central heating boiler, fire & smoke alarm and new electric consumer unit. Italian porcelain tiled flooring, double-glazed door leading out to the rear garden. Walnut door with an inset glazed panel leading to the office.

### Conservatory

11'2" x 10'4" approx (3.40m x 3.15m approx)

At the rear of the property is a conservatory accessed from large sliding doors in the kitchen. It has Italian ceramic tiles with underfloor heating and a timber panel feature wall. Double-opening glazed doors allow access to a patio area at the rear of the kitchen.

### Study/Office

6'8" x 5'3" approx (2.03m x 1.60m approx)

Opaque double glazed window to the side, space for a desk with a double cupboard above and walnut flooring. Door to bedroom three.

### Principal Bedroom

14'6" x 12'9" approx (4.42m x 3.89m approx)

There are full-height double-glazed windows to the front with garden views. Walnut flooring, recessed lighting to the ceiling and feature wood panelling to the wall by the bed position: vertical radiator, cornice to the wall and ceiling and power points for a wall-mounted TV.

### Dressing Room

9'7" x 6'9" approx (2.92m x 2.06m approx)

The dressing room has floor-to-ceiling wardrobes with solid, glazed doors, shelving, racking, and drawers. There is a feature vertical radiator, power sockets and walnut flooring.

### En-Suite

9'7" x 8'8" approx (2.92m x 2.64m approx)

The en-suite has an opaque double-glazed window to the front—porcelain floor tiles and designer wall tiles create a wet room style. Wifi controllable Underfloor heating and colour LED lighting in the ceiling add to the luxury feel. LUSO designer fittings and fixtures, including a standalone bath and display shelving containing the mixer tap and lighting. There is a floating effect stone basin with a LED, a heated mirror above and a matching upright vanity cupboard. The shower system has a rainwater plus hand-held head and a glazed protective screen. Low flush w.c. with a concealed cistern, toilet roll holder and soap dispenser matching the other gold fittings.

### Bedroom 2

11'9" x 11'9" approx (3.58m x 3.58m approx)

A double-glazed window has views of the rear garden. Solid walnut flooring, cornice to the wall and ceiling, recessed lighting in the ceiling, feature vertical radiator and power point for a wall-mounted TV.

### Dressing Room

9' x 5'5" approx (2.74m x 1.65m approx)

The dressing room has fitted wardrobes with solid and glazed doors, shelving, hanging space, and drawers. There is a feature vertical radiator, walnut flooring and recessed lighting.

### En-Suite

9' x 5'9" approx (2.74m x 1.75m approx)

The en-suite has a large walk-in shower with a mains flow system, a rainwater shower head and a hand-held shower. There is tiling to two walls and a glazed protective screen. A contemporary-styled hand basin has a mixer tap and shelving below. Italian porcelain tiled flooring with underfloor heating, opaque double-glazed window with a tiled sill, feature a vertical radiator and recessed ceiling lighting.

### Bedroom 3

14'6" x 10'7" approx (4.42m x 3.23m approx)

There is a full-height double-glazed window to the front, recessed ceiling lighting, and a feature vertical radiator.

### En-Suite

The en-suite to this bedroom has a walk-in shower, tiling to three sides and a protective glazed screen. The shower has a rainwater head and hand-held shower, low flush w.c., hand basin with mixer tap, splashback and drawer below. There is a wall-mounted vanity cupboard, chrome towel radiator and recessed lighting to the ceiling.

### Bedroom 4

8'6" x 7'5" approx (2.59m x 2.26m approx)

The fourth bedroom is currently being used as an office. It has a double-glazed window to the rear, a vertical radiator, fitted wall-mounted cupboards, cornice to the wall and ceiling, recessed lighting and walnut flooring.

### Outside

At the front of the property, a block-paved driveway with inset LED lighting provides parking for several vehicles. To the right-hand side of the drive is an established border with natural screening providing privacy at the front, and there is a lawn extending down the left side of the bungalow with laurel hedging planted to the front boundary. To the right of the property, an external wooden door provides access to the rear garden. The lawn extends down the side of the bungalow with established coniferous hedging to the left-hand boundary providing further privacy.

At the rear is a recently constructed patio area with built-in seating and space for a jacuzzi, firepit and barbecue. A lawn area, established shrubs, flower beds and fencing. There are two storage sheds and a summerhouse, outside water supply and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and after approx. ½ a mile, turn left into Parkside Avenue. Parkside Drive can be found as a turning on the left-hand side after approx. 300 yards.  
7193AMMP

### Council Tax

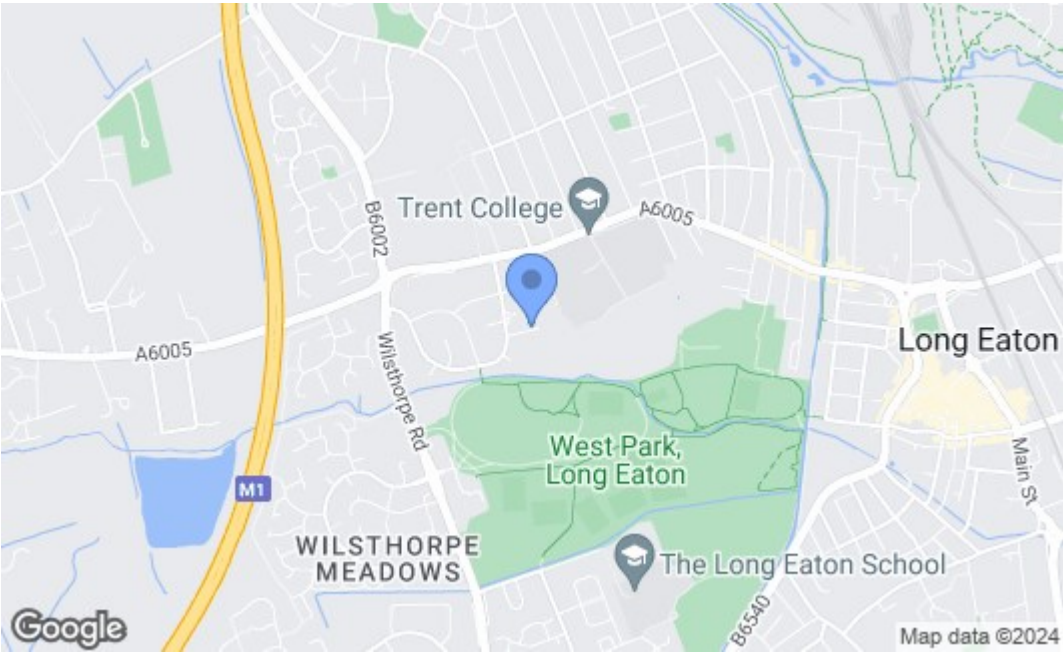
Erewash Borough Council Band F

### Agents Notes

Planning permission has been granted ERE/0222/0047 for the erection of a single storey side and rear extension plus alterations.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.