

Parkside Avenue,  
Long Eaton, Nottingham  
NG10 4AN

**O/I/R £530,000 Freehold**





THIS IS AN INDIVIDUAL FIVE BEDROOM DETACHED FAMILY HOME WHICH HAS AN OPEN PLAN GROUND FLOOR LIVING AREA AND A PRIVATE, SOUTHERLY FACING REAR GARDEN.

Being located on Parkside Avenue which is one of the most sought after residential areas on the outskirts of Long Eaton, this traditional extended detached property has over recent years been re-designed to the ground floor by the current owners and now provides a stunning open plan living/dining area which also includes a separate sitting area and additional reception room off. For the size and layout of the accommodation to both the ground and first floors and the privacy of the Southerly facing rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to the excellent local schools which includes the Wilsthorpe Academy and Trent College and to all the other amenities and facilities provided by Long Eaton and the surrounding area.

The property stands back from the road with a block paved driveway and parking area at the front and is constructed of brick to the external elevations under a pitched tiled roof to the main property. Being entered through a leaded opaque double glazed front door, the accommodation includes a reception hall, from which doors take you to the lounge which is positioned at the front of the house and to the open plan living/dining kitchen which includes an exclusively fitted kitchen area which has dark blue Shaker units with brass fittings and off the kitchen area there is a utility room and ground floor w.c. The open plan dining area is positioned to the left of the kitchen and this living space has double glazed patio doors leading out to the South facing rear garden and the sitting area is again situated off the kitchen and has double opening, French doors to the rear. There is the additional ground floor reception room which is currently used as a play room but could be a study or something similar and this room also has French doors leading out to the rear. To the first floor the landing leads to the five bedrooms and the luxurious newly fitted bathroom which has a mains flow shower over the bath. Outside there is the block paved drive at the front of the house, the garage/store and to the left of the house there is a path which takes you to the rear. The rear garden is Southerly facing and has an Indian sandstone patio which is part covered with a pergola and there is also a retractable canopy attached to the rear of the property and steps lead from the patio to a second patio and the main lawned garden which has established beds with natural screening to the sides and at the bottom of the garden there is a greenhouse, a further patio and a large wooden shed.

As previously mentioned the property is within easy walking distance of the excellent local schools which include the Wilsthorpe Academy, Trent College and The Elms School, the house is only a short drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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.





Leaded opaque double glazed front door with matching side panels leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator in a housing, Karndean style flooring which extends into the rear open plan living accommodation and cornice to the wall and ceiling.

### Lounge/Sitting Room

11'9 x 11'10 approx (3.58m x 3.61m approx)

Double glazed leaded bay window with fitted blinds to the front, feature flame effect electric fire, radiator and cornice to the wall and ceiling.

### Living/Dining Kitchen

#### Kitchen Area

13'10" x 11'1" approx (4.24m x 3.38m approx)

The kitchen area of this open plan living space has blue Shaker style units with brass fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, an integrated dishwasher and pull out bin cupboard below, upright shelved pantry cupboard, matching eye level wall cupboards to two walls, oven and a combination/microwave oven with cupboards above and below, Neff induction hob set in a central island with seating at one side and having cupboards and drawers beneath, Karndean style flooring, door with inset glazed panels leading to the hall, radiator, archway leading into the sitting area, ceiling window, recessed lighting to the ceiling and off the kitchen there is a housing for an American style fridge freezer with a cupboard over and a bottle rack to the left hand side.

#### Dining Area

13'5 x 12'3 approx (4.09m x 3.73m approx)

The dining area is positioned off the kitchen and this living space has double glazed patio doors leading out to the South facing rear garden, a radiator, Karndean style flooring and recessed lighting to the ceiling.

#### Sitting Area

11'7 x 10'6 approx (3.53m x 3.20m approx)

The sitting area is also positioned off the kitchen with double opening, double glazed French doors leading out to the South facing patio and double glazed windows to the side and rear with a brick wall to the right hand side, a new tinted vaulted glazed roof, Karndean style flooring and a radiator.

#### Utility Room

6'11 x 5'4 approx (2.11m x 1.63m approx)

The utility room has an upright shelved cupboard, work surface with plumbing beneath for a sink to be inserted and a double cupboard under, housing for an automatic washing machine and tumble dryer with a cupboard over, radiator, ceiling window and recessed lighting to the ceiling.

#### Ground Floor w.c.

Being positioned off the utility room, the half tiled ground floor w.c. has a corner low flush w.c., hand basin with a mixer tap set on a surface with double cupboard under, opaque double glazed leaded window, chrome ladder towel radiator, Karndean style flooring and recessed lighting to the ceiling.

#### Study/Play Room

10'5 x 7'10 approx (3.18m x 2.39m approx)

This additional ground floor reception room has several different uses with double opening, double glazed French doors leading out to the patio at the rear, recessed lighting to the ceiling, radiator and power points for a wall mounted TV.

#### First Floor Landing

With doors to:

#### Bedroom 1

12' plus bay x 9'8 approx plus wardrobes (3.66m plus bay x 2.95m approx plus wardrobes)

The main bedroom has a double glazed leaded bay window with fitted blinds to the front, range of built-in wardrobes and drawers extending along one wall, radiator and cornice to the wall and ceiling.

#### Bedroom 2

10'1 x 8'10 approx (3.07m x 2.69m approx)

Double glazed window with fitted blind to the rear, recessed lighting to the ceiling and a radiator.

#### Bedroom 3

11'6 x 8'9 approx (3.51m x 2.67m approx)

Double glazed leaded window with fitted blind to the rear, radiator, laminate flooring, recessed lighting to the ceiling and a double built-in wardrobe.

#### Bedroom 4

10'4 x 8'7 approx (3.15m x 2.62m approx)

Double glazed leaded window to the front, radiator and recessed lighting to the ceiling.

#### Bedroom 5

7'4 x 6'1 approx (2.24m x 1.85m approx)

Double glazed leaded window with fitted blind to the front, radiator, laminate flooring and cornice to the wall and ceiling.

#### Bathroom

The bathroom has been re-fitted and has a white suite including a P shaped bath with mixer taps and mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and also over the bulkhead at the end of the bath and there is a protective glazed screen, hand basin with a mixer tap and double cupboard under, low flush w.c., walls half tiled, chrome ladder towel radiator, fitted shelving, double mirror fronted wall cabinet and a wall mounted shelved vanity cupboard, hatch to the loft, recessed lighting to the ceiling and an opaque double glazed window.

#### Outside

At the front of the property there is a block paved driveway in front of the storage garage and block paving extends across the front of the property to provide additional parking, lawn with slate chipped beds to the sides and a mature ornamental tree at the front of the garden, a wall to the front boundary with a hedge to the left, bin storage area, a path leads down the left hand side of the property to the rear and there is an outside light at the front of the house.

The rear garden is an important feature of this lovely home with it being South facing and including an Indian sandstone patio having a part covered pergola area which has lighting, there are steps leading from the patio with outside power points around, there is a retractable canopy at the rear of the house and there is a gate providing access to a path which takes you to the front. From the patio there are steps leading to a lower level patio and the main lawned garden which has established beds to the sides and at the bottom of the garden there is a further patio, greenhouse and a large shed. The rear garden is kept private by having fencing to the side and rear boundaries, there are various trees along the sides of the garden which helps to provide natural screening, outside lighting and power points and an external water supply is provided at the rear of the house.

#### Directions

Proceed out of Long Eaton along Derby Road and after the bend proceed along and turn left into Parkside Avenue and follow the road around.  
8466AMMP

#### Council Tax

Erewash Borough Council Band E

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Superfast 35mbps Ultrafast 1000mbps

Phone Signal – 02, EE, three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

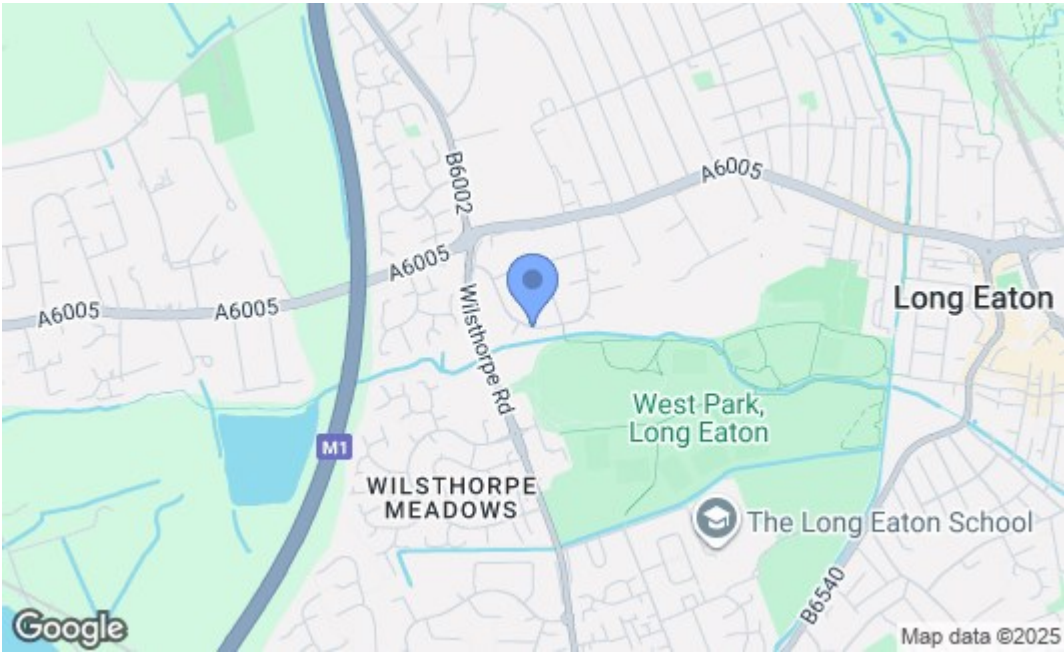
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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.