Robert Ellis

look no further...

Charlton Avenue,
Long Eaton, Nottingham
NG10 2BX

O/O £325,000 Freehold

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THIS IS A MOST BEAUTIFUL REFURBISHED AND EXTENDED, EDWARDIAN SEMI DETACHED HOUSE WHICH HAS A STUNNING LIVING/DINING KITCHEN WITH BI-FOLDING DOORS TO THE REAR GARDEN.

Being situated on Charlton Avenue which is a quiet cul-de-sac on the outskirts of Long Eaton, this fully upgraded and extended Edwardian semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property to those who might want a character home which is close to excellent local amenities and facilities, all of which have helped to make this a very popular and convenient place to live. For the size and quality 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 include in this lovely home for themselves.

The property is set back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits from having gas central heating with underfloor heating in the rear part of the ground floor and from being mostly double glazed and is entered through a stylish composite front door into the reception hall which has original Minton tiled flooring and pine doors leading to the rooms off the hall. The lounge is positioned at the front of the house and this has a feature log burning stove incorporated into a chimney breast, the dining/living kitchen is at the rear and this has an exclusively fitted kitchen with Shaker units and wooden work surfaces and quality integrated appliances and there are bi-folding doors leading out from the sitting area of this room to the private garden at the rear. There is also a utility room and a ground floor w.c. and to the first floor the landing leads to the three double bedrooms and the luxurious bathroom which has a white suite complete with a mains flow shower system over the bath. Outside there is a walled area at the front and the path leads down the right hand side of the house to the entrance door and to a gate which leads into the rear garden. The rear garden has a patio with a path leading to the bottom, a lawn, fencing to the boundaries and at the bottom of the garden there is a shed which will remain at the property when it is sold.

The property is within easy reach of all the amenities and facilities provided by Long Eaton which include Asda, Tesco and Aldi stores as well as a Lidl store which is currently being constructed and many other retail outlets, there are excellent schools for all ages at both Long Eaton and Toton, healthcare and sports facilities, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, the Nottingham tram system which terminates in nearby Toton, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, stations at Beeston, 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.

Stylish composite front door with two inset opaque glazed leaded panels and an arched opaque double glazed panel above leading into:

Reception Hall
Refurbished original Minton tiled flooring, stairs with balustrade, wooden side panel with a storage cupboard beneath leading to the first floor, radiator, opaque glazed window to the side and original pine doors leading to the rooms off the hall.

Inner Hall
Pine doors leading to the utility room/w.c. and the dining/living kitchen and tiled flooring with underfloor heating.

Lounge/Sitting Room
13' x 12' approx (3.96m x 3.66m approx)
Double glazed window to the front, wood burning stove set in a feature chimney breast with an Adam style surround and slate hearth, radiator, cornice to the wall and ceiling, double fitted cupboard to one side of the chimney breast with shelving to either side.

Living/Dining Kitchen
30' x 12' approx (9.14m x 3.66m approx)
This large open plan living space is a focal point of this beautiful home and has Shaker style units with wooden surfaces in the kitchen area which include a double bowl Belfast sink with a pre-wash mixer tap and a five ring Neff gas hob set in a work surface which extends to three sides, with one of the sides having a seating/eating area and below the work surface there is an integrated Smeg dishwasher, cupboards, pull out recycling bin cupboard and drawers, housing for a fridge freezer with a cupboard over and two shelved pantry cupboards to one side and a pull out racked storage cupboard to the other side, Neff hide and slide oven and microwave oven with a drawer below and cupboard above, feature exposed brickwork to one wall, tiled flooring with underfloor heating extending to the dining and sitting areas, lighting over one of the work surfaces and recessed lighting to the ceiling.

To the dining/seating areas there are four sky light windows to the ceiling, a three panel bi-folding door system leading out to the patio at the rear of the property, tiled flooring with underfloor heating, recessed lighting to the ceiling and to the living/dining area of this large room and an aerial and power point for a wall mounted TV.

Utility Room/w.c.
11' x 3'7 approx (3.35m x 1.09m approx)
L shaped wooden work surface with cupboards and space for an automatic washing machine below, Vaillant wall mounted boiler, low flush w.c. with a concealed cistern, hand basin with mixer tap set on a marble work surface with a tiled splashback and a double cupboard under, recessed lighting to the ceiling and tiled flooring with underfloor heating.

First Floor Landing
The balustrade continues from the stairs onto the landing and there are original pine doors leading to:

Bedroom 1
13' x 12' approx (3.96m x 3.66m approx)
Double glazed window to the front, feature original cast iron fireplace with a tiled hearth, picture rail to the walls, radiator and power point for a wall mounted TV.

Bedroom 2
12' x 10' approx (3.66m x 3.05m approx)
Double glazed window to the rear, feature radiator and an original cast iron fireplace with a tiled hearth.

Bedroom 3
14' x 7' approx (4.27m x 2.13m approx)
Double glazed window to the rear and a radiator.

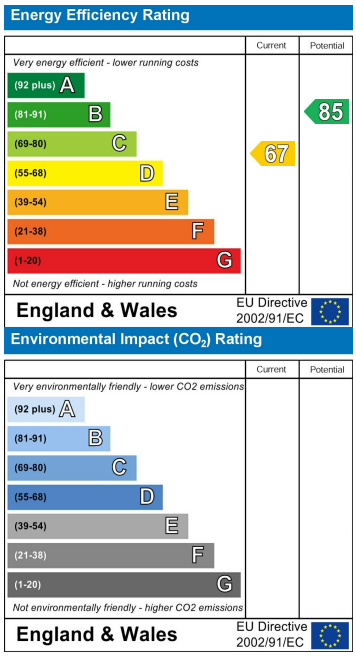
Bathroom
The luxurious bathroom has a white suite including a panelled bath with chrome hand rails, mixer tap and a hand held shower and a mains flow shower over with a glazed protective screen, pedestal wash hand basin and a low flush w.c., tiling to the walls by the sink and w.c. areas, display shelving to the walls, opaque double glazed window, tiled flooring, built-in storage cupboard and hatch to the loft which has two Velux windows and is part boarded. We believe the loft space provides the potential to be converted into an additional bedroom with an en-suite if this was required by a new owner, subject to obtaining the necessary permissions.

Outside
At the front of the property there is a paved area with a wall to the front boundary and to the right hand side of the house there is a path which leads to the main entrance door and through a gate to the rear garden.

The rear garden is an important feature of this lovely home and has a patio to the immediate rear of the property with a path having a lawn to the side leading to the bottom of the garden, there is fencing to the boundaries, a shed is positioned at the bottom of the garden and outside lighting, power points and an external tap are provided.

Directions
Proceed out of Long Eaton along Nottingham Road and Charlton Avenue can be found as a turning on the left hand side and the property identified by our for sale board.
7730AMMP

Council Tax
Erewash Borough Council Band B



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.

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