



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	81 B



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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

66 Owen Avenue, Long Eaton, Nottingham NG10 2FS

Asking Price Of £375,000



Three bedroom detached bungalow located in Long Eaton, Nottingham

An exciting opportunity to purchase this three bedroom detached Dorma bungalow which sits on two plots worth of land, with the potential to either develop and extend or build a separate property (subject to planning permission).



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Property Description

A rare and exciting opportunity to acquire this large individual detached bungalow situated on a generous sized plot with potential to extend and develop further or build a further property (subject to planning permission).

The property is offered to the market as a Dorma bungalow sitting at the head of a quiet cul de sac with added benefits of two en suites, freestanding brick double garage, large front, side and rear garden and driveway. Providing three or four bedrooms and two reception rooms and office/dining room, the property boasts extensive gardens extending from the front to the side and rear.

In brief the property comprises entrance hallway, living room, bedroom, dining or further bedroom, office, kitchen, pantry, shower room, rear hallway/utility leading to upstairs, two double bedrooms and two en suites. For the size of the accommodation and gardens 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 lovely home for themselves.

The property is well placed for the amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is only a short drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. If required there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive from the bungalow, 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.

KITCHEN: 12' 6" x 11' 10" (3.82m x 3.63m) Modern fitted kitchen including under and over counter units, sink with mixer tap and drainer, gas hob, electric oven and extractor fan, space for washing machine, tiled flooring, radiator. UPVC double glazed window to the rear, access to pantry.



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LIVING ROOM: 11' 11" x 12' 6" (3.65m x 3.82m) Double glazed uPVC bay window to the front, carpet, radiator access to office.

OFFICE 6' 11" x 11' 11" (2.13m x 3.65m) Double glazed patio door to garden.

DINING ROOM: 10' 6" x 11' 9" (3.21m x 3.60m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM TWO 11' 11" x 12' 8" (3.65m x 3.88m) Double glazed uPVC bay window to the front, carpet and radiator.

REAR HALLWAY/UTILITY: 3' 7" x 20' 2" (1.10m x 6.16m) Storage area and possible space for utility, stairs to first floor and door to rear garden.

LANDING: Ample storage space and access to bedrooms one and two.

BEDROOM ONE: 20' 4" x 11' 10" (6.20m x 3.63m) Double glazed uPVC window to the rear, wooden flooring, radiator, door to en suite.

EN-SUITE: Double glazed uPVC window to the rear, fitted en-suite comprising enclosed shower cubicle and shower, sink with pedestal and low level WC. Wooden floor and radiator.

BEDROOM THREE 10' 8" x 11' 10" (3.26m x 3.63m) Double glazed uPVC window to the rear, wooden flooring, radiator, door to en suite.

EN-SUITE: Double glazed uPVC window to the rear, fitted en-suite comprising enclosed shower cubicle and shower, sink with pedestal and low level WC. Wooden floor and radiator.

GARAGE 16' 4" x 16' 7" (5.00m x 5.06m) Double garage with electric up and over door, door to rear garden and electrics.

OUTSIDE: To the front of the property is a good sized driveway with large front garden which is primarily lawn leading to the freestanding brick built double garage, which is operated by an electric up and over door, and access to the rear garden from a single door along with electrics inside. The rear garden is also accessible from the driveway through a wooden gate. The rear garden is set in a beautiful larger than anticipated area being laid mainly to lawn with large paved patio area. Well established trees and bushes create an extremely private space, with the added bonus of sitting on two plots there is space for potential build (subject to planning permission).

TENURE Freehold

VIEWINGS Strictly by appointment only via Wallace Jones estate agents.

