

Fletcher & Company

24 Parkside Avenue, Long Eaton, Derbyshire, NG10
4AN

Asking Price £525,000
Freehold



- Individual Detached Cottage
- Impressive Garden Room with Floor to Ceiling Chapel Style Window
- Mezzanine Level in Garden Room
- Porch, Entrance Hall & Cloakroom
- Dining Room, Snug, Sitting Room/Bedroom Three & Store Room
- Kitchen Diner with Utility/Larder Off
- Lounge, Ground Floor Bathroom
- Two First Floor Bedrooms, Walk-In Wardrobe & Bathroom
- Well Established Gardens
- Garaae & Brick Store





Summary

An individual, nineteenth century, detached cottage which has been thoughtfully extended and renovated by the current owners offering versatile accommodation throughout.

The property benefits from many interesting and unique features with gas central heating and double glazing (installed in 2000) and comprises entrance hall, dining room with feature Derbyshire gritstone fireplace with log burning stove, snug, inner hallway with stairs leading to first floor, sitting room (which could be used as bedroom three), kitchen diner with hand crafted oak units and Stanley cast iron range cooker, pantry, lounge (which could be used as bedroom four), en-suite bathroom, garden room with double height ceiling and chapel style window and mezzanine level overlooking the room and garden. The first floor landing leads to two double bedrooms, one with walk-in wardrobe and a bathroom.

Outside the property there is a brick garage, two wooden sheds, storage area, pathways, lawned areas with established hedging, bushes and plants and a vegetable patch.

F&C

The Location

An individual home in Parkside Avenue, Long Eaton. One of the stand out features of this home is it's proximity to Trent College, making it an excellent choice for families seeking quality education for their children. Additionally the property benefits from easy access to the M1, ensuring that commuting to nearby cities is both straightforward and efficient. The property is also well placed for easy access to all local amenities in Long Eaton and the surrounding area including direct access from Parkside Avenue to West Park with it's leisure centre.

Accommodation

Ground Floor

Porch

With a pitched, tiled roof, ceramic tiled floor and wooden panelled front door with diamond glazed inset.

Reception Hall

15'1" x 4'0" (4.61 x 1.23)

With ceramic tiled flooring, vertical radiator, a step leading down to the dining room, two steps up to the kitchen diner, access to fitted guest cloakroom and glazed door giving access to rear porch with glass rosemaries in the roof and garden.



Cloakroom/WC

4'11" x 4'10" (1.51 x 1.48)

With low flush WC with concealed cistern, vanity unit wash handbasin on top with double cupboard beneath, additional cupboard with drawers, ladder towel radiator, ceramic tiled flooring, electric shaver point, double glazed window with stained glass leaded film and sliding door to hall.

Dining Room

14'4" x 12'6" (4.38 x 3.83)

With feature fireplace with log burning stove, Derbyshire gritstone surround, brick plate and hearth, character beams to ceiling, radiator, pine flooring, wide double glazed window overlooking the garden, additional double glazed window and feature stained glass leaded window overlooking the pathway to the front door and ledge and brace door leading to the inner hall.



Snug

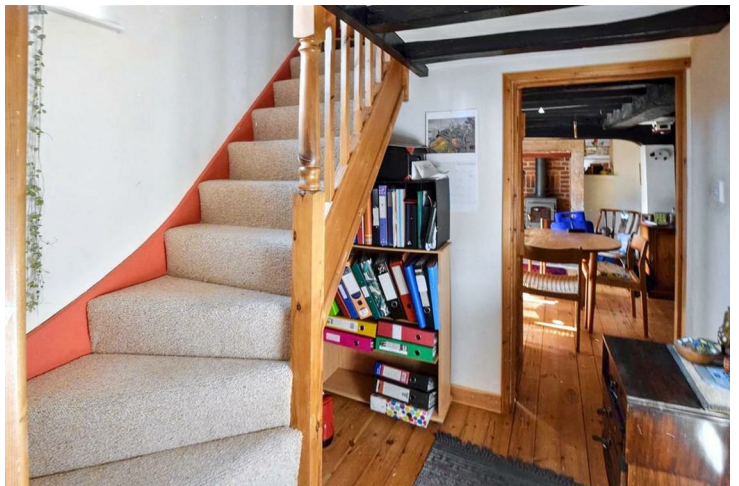
6'6 x 6'9 (1.98m x 2.06m)

Accessed off the dining room making an ideal reading space or additional seating area with pine flooring, character beams to ceiling, radiator and oriel bow window overlooking the front garden.

Inner Hall

7'5" x 6'3" (2.27 x 1.92)

With pine flooring, radiator, character beams to ceiling, burglar alarm control panel, staircase to first floor with feature balustrade and understairs storage, feature double glazed window and ledge and brace door leading to the sitting room.



Sitting Room/Bedroom Three

14'6" x 10'2" (4.43 x 3.12)

Currently used as a sitting room but could easily be used as a ground floor bedroom with feature fireplace with coal effect gas fire, brick inset and hearth, Edwardian style mantel with oval mirror, pine flooring, character beams, radiator, wall lights, windows either side of chimney breast and wide double glazed window overlooking the garden.



Kitchen/Diner

13'2" x 13'6" (4.03 x 4.12)

With hand crafted oak wall and base units, inset one and a half sink unit with Ariston water heater housed in cupboard beneath providing instant hot water and a Franke mixer tap incorporating a pull down spray, two drawer Fisher and Paykel dishwasher, inset two ring ceramic Neff hob with combination oven and saucepan drawer beneath and a fold-away ironing board in a drawer. A Stanley gas range cooker, granite worktops to either side, central heating boiler, recycling bin cupboard, fridge, drawers, shelving and wine rack, two display cabinets with glazed doors, vertical radiator, further fitted shelving and an eye level display cabinet with double glazed doors and glass shelving, fire door with inset glazed panel, door to lounge and box bay window overlooking the rear garden.



Utility/Larder

15'5" x 5'0" (4.71 x 1.54)

With sink with mixer tap, tiled splashback, plumbing for automatic washing machine, spaces for tumble dryer above and upright freezer, wooden shelving, access to loft space, two double glazed windows and sliding door to kitchen.

Lounge

14'9" x 13'1" with additional recess 7'6" x 6'0", (4.50m x 3.99m with additional recess 2.29m x 1.83m)

A large L-shaped room with oak flooring, wall lights, two radiators (one of which is vertical), multi-paned oak door to garden room, double glazed windows to front and rear both with fitted blinds and double glazed French doors with fanlight above giving access to garden. En-Suite bathroom accessed from the recessed area.



En-Suite Ground Floor Bathroom

6'5" x 5'1" (1.97 x 1.56)

Partly tiled with refurbished claw foot bath with mixer tap and hand held shower attachment, pedestal wash handbasin with mixer tap, low flush WC, ladder radiator, shaver point, tiled flooring and double glazed window with stained glass and leaded film finish with fitted blind.



Feature Danish Style Garden Room With Mezzanine

22'4" x 10'6" (6.81 x 3.21)

An impressive double height room with a mezzanine floor with full height chapel style window overlooking the garden with fitted blinds, vaulted ceiling extending over the mezzanine area with feature chandelier, oak flooring, wall lights, stainless steel organ pipe style radiator, open tread staircase with balustrade and recessed lighting to wall, feature porthole window and double glazed pocket sliding door with fitted blinds giving access to garden.

Mezzanine Floor

10'5" x 3'10" (3.19 x 1.19)

With staircase leading up from the garden room featuring a porthole window in the stairwell and cast iron radiator above an oak shelf, glass balustrade with oak supports overlooking the garden room below, vaulted ceiling, two Velux windows with fitted blinds, pine flooring and access to small storage space. With views through the chapel window this is currently used as a sitting area and could be used as an office area, quiet space or bedroom space.



Store Room

4'0 x 10'5 (1.22m x 3.18m)

Accessed from the garden room with pine flooring, radiator, shelving, double glazed window and multi-paned glazed door with obscured glass .

From Inner Hall - Stairs to the First Floor

First Floor Landing

9'4" x 5'11" (2.86 x 1.81)

With balustrade, character beams to ceiling and ledge and brace doors to bedrooms and bathroom.

Bedroom One

14'6" x 9'8" (4.44 x 2.95)

With radiator, character beams to ceiling, wall lights, two double glazed windows, one with daylight blind, steps and pine door leading to walk-in wardrobe.



Walk-In Wardrobe

14'6 x 4'0 (4.42m x 1.22m)

Extending the full width of the room with clothes rails, shelving, recessed ceiling spotlighting and window.

Bedroom Two

14'6" x 11'2" (4.44 x 3.42)

With radiator, large double glazed window with daylight blind overlooking the garden and two double glazed windows with blinds with aspect to front.



Bathroom

10'1" x 8'8" (3.09 x 2.66)

Partly tiled with a white suite comprising low flush WC, bath with mixer tap, bidet, vanity unit with wash handbasin with mixer tap and double cupboard and shelving beneath, corner shower cubicle, access to loft space, airing cupboard with shelving/storage, recessed ceiling spotlighting, shaver point, ladder towel radiator, extractor fan, wall mounted cabinet and double glazed stained glass and leaded film finish window with shutters.



Outside

To the side of the property is a courtyard style garden with various beds, a well, walling, a path leading to the main garden on the other side of the cottage and storage area with two wooden sheds. To the other side of the property is the main garden with lawn, mature apple tree, hedging, various other trees, and a brick pathway to the back door. Two further lawned areas with established borders and mature trees border the garden and provide privacy. A vegetable garden and greenhouse are to the rear of the garden. This beautiful cottage style garden with well-established flowering plants and small pathways running through must be seen to be appreciated. There is also an outdoor water supply with two taps, external security lighting and two outside power points.



Garage

A brick garage to the front of the property with electric consumer unit, electric and gas meters, power, lighting, wooden doors, window to side and external door leading to a covered area to the rear of the garage.



Brick Store

Located behind the garage with light and covered area.

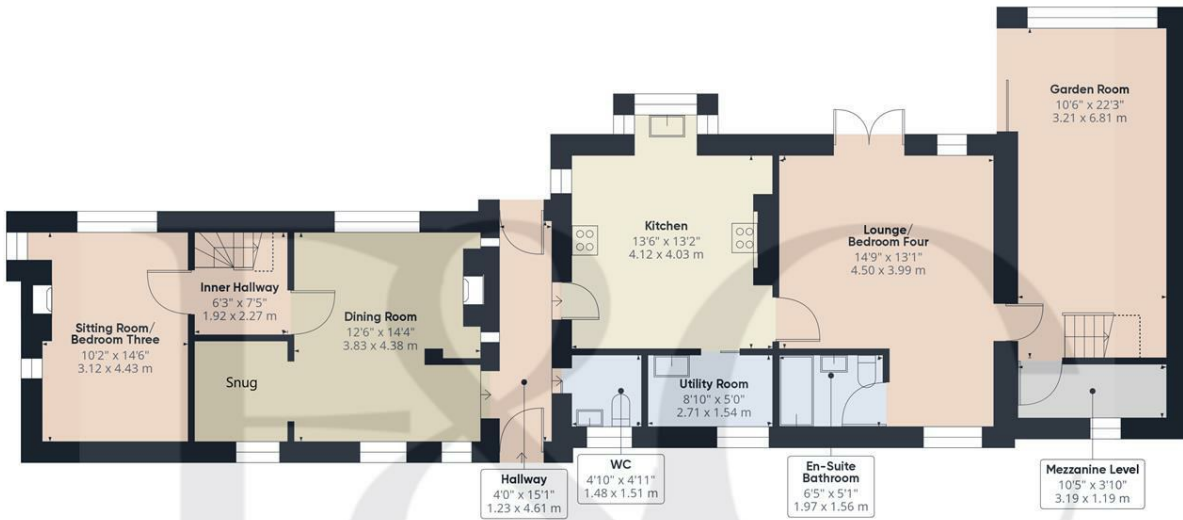
West Park Accessible from Parkside Avenue



Council Tax Band D

Image showing property boundaries





Floor 0

Approximate total area[#]

1281.76 ft²
119.08 m²

Reduced headroom

296.22 ft²
2.56 m²

(1) Excluding balconies and terraces

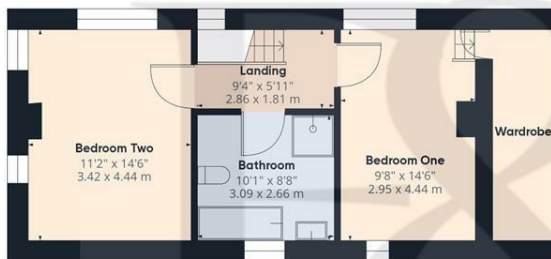
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Approximate total area[#]

498.69 ft²
46.33 m²

Reduced headroom

517.1 ft²
4.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

24 Parkside Avenue
Long Eaton
Derbyshire
NG10 4AN

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	