



Parkside Avenue,
Long Eaton, Nottingham
NG10 4AN

£595,000 Freehold



A BEAUTIFUL INDIVIDUAL DETACHED COTTAGE WHICH HAS BEEN THOUGHTFULLY EXTENDED AND RENOVATED THROUGHOUT BY THE CURRENT OWNERS AND OFFERS VERSATILE ACCOMMODATION WHICH COULD INCLUDE THREE OR FOUR BEDROOMS.

Robert Ellis are pleased to have been instructed to market this individual home in Parkside Avenue in Long Eaton. The property is well placed for easy access to all the local amenities provided by Long Eaton and the surrounding area including direct access from Parkside Avenue to West Park with its leisure centre and also has excellent transport links which have all helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and contains many interesting and unique features. The accommodation benefits from gas central heating and double glazing having had all the windows replaced during the extensive renovations carried out around 2,000. Entry is on the right hand side via the front door into a welcoming hallway with a step down leading to the dining room with a Derbyshire gritstone feature fireplace incorporating a log burning stove. There is a snug off this room and an inner hallway with stairs leading to the first floor and a door into a room currently used as a sitting room but if preferred a third bedroom.

The kitchen diner is on the other side of the hallway and is fitted with hand crafted oak units and includes a Stanley Cast Iron Range Cooker with boiler and a Fisher & Paykel twin drawer dishwasher together with other appliances and there is a separate pantry/utility area with a sliding door. A further door leads into a large L shaped lounge/occasional guest bedroom (which could be used as a fourth bedroom) with an en-suite bathroom with a feature refurbished claw foot iron bath. There is then a glass panelled oak door leading into the new double height "danish styled" room which was added around 2006. Its main features are a chapel style window and a large double glazed sliding door which disappears into the wall with both windows having special fitted blinds and this end of the room is a splendid area from which to sit and view the garden. At the opposite end an open tread purpose made oak staircase leads to the mezzanine floor which overlooks the whole room and could be used as a study or reading area.

The stairs from the inner hallway lead to a landing with two double bedrooms one with a walk-in wardrobe and a bathroom with a bath, separate shower with a mains flow shower system, bidet and airing cupboard. Outside there is a brick driveway at the front of the adjoining brick garage, and a path with gate leading down the right hand side to the front door and continuing down the right side of the cottage where there is a storage area which has two wooden sheds. The pathway extends round the rear of the cottage to the main gardens that extend down the left hand side and these comprise a number of lawns with established hedging, bushes and various plants and at the far end of the garden a vegetable patch. There is also a greenhouse which will remain at the property when it is sold.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent state and independent schools for all ages, which again are within walking distance of the property, healthcare and sports facilities include West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the 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.



Porch

Open porch with a pitched tiled roof and ceramic tiling to the floor outside with a wood panelled front door having a diamond inset glazed panel which leads into:

Reception Hall

As well as the front door at the far side is a second glazed door leading out to the gardens running along the left hand side of the cottage. There is also a porch outside this door with glass rosemaries in the roof. The hall has ceramic tiled flooring with a step leading down to the dining room, feature vertical radiator, two openings in the wall into the dining room and two steps lead to the Kitchen diner as well as a door into the cloakroom.

Cloaks/w.c.

The cloakroom has a low flush w.c. with a concealed cistern, a floor cupboard with drawers, hand basin set on a surface with double cupboard beneath, double glazed window with stained glass leaded film, ladder towel radiator, ceramic tiled flooring, electric shaver point and sliding door into the hall.

Dining Room

14' x 12'3 approx (4.27m x 3.73m approx)

A wide double glazed window overlooks the main garden with a single double glazed window and feature stained glass leaded window overlooking the back where the path leads to the front door. Pine flooring, log burning stove set in a feature fireplace with a Derbyshire gritstone surround (uncovered during renovations) and brick back plate and hearth, beams to the ceiling, radiator and ledge and brace door leading into the inner hall.

Snug

6'4 x 6'3 approx (1.93m x 1.91m approx)

The snug is off the dining room and provides ideal storage or further seating area and has an oriel bow window overlooking the back garden, pine flooring, beams to the ceiling and a radiator.

Inner Hall

Stairs with balustrade and storage space beneath, leading to the first floor with a feature double glazed window on the half landing, radiator, beams to the ceiling, pine flooring and a ledge and brace door leading to the sitting room. The control for the burglar alarm is placed on the wall in the inner hall.

Sitting Room/Possible Third Bedroom

14'2 x 9'10 approx (4.32m x 3.00m approx)

This room is currently used as a sitting room but could alternatively be a ground floor bedroom. It has a low level wide double glazed window overlooking the gardens, feature coal fire effect gas fire with a brick inset and hearth set in an Edwardian style mantel with an oval mirror and with a window either side of the chimney breast, radiator, pine flooring, beams to the ceiling and three wall lights.

Kitchen Diner

13'6 x 13'2 approx (4.11m x 4.01m approx)

The kitchen diner is fitted with hand crafted oak wall and base units and includes a 1½ bowl sink with an instant hot water Ariston water heater beneath and a pre-wash mixer tap set in a work surface within a box bay window with a two drawer Fisher and Paykel dishwasher and cupboard beneath, work surface with two ring ceramic Neff hob inset with cupboards, drawers, a combination oven and a fold away ironing board below, Stanley gas cast iron range cooker and boiler which also provides the hot water for the central heating and general use set in a recess with granite work surfaces to either side, one of which has a recycling double bin cupboard and fridge below and the other a cupboard and shelving, two drawers and a wine rack beneath. Display cabinet with glazed doors and glass shelving with shelves to either side and a second double display cabinet, feature vertical radiator, fitted shelving with an eye level display cabinet with double glazed doors, marmoleum flooring and a fire door with an inset glazed panel leading to the hall. A second door leads to the Lounge/guest bedroom.

Utility/Larder

The utility/larder has two double glazed windows to the rear, sink with a mixer tap and a tiled splashback, space and plumbing for an automatic washing machine and tumble dryer, space for an upright freezer, hatch to loft space, sliding door to kitchen and a set of wooden shelves and corner shelves for the larder.

Lounge/Guest Room

18'8 to 13'2 x 14'7 approx (5.69m to 4.01m x 4.45m approx)

Large L shaped room has feature double opening French doors with a glazed panel above, all double glazed, leading to the garden and at the side is a separate double glazed window and another at the back of the room in the L-shape all with fitted blinds. Two wall lights, oak flooring, feature vertical radiator and a second radiator. This room leads via an oak glazed door with 15 lights into the New Room added in 2006.

En-Suite Ground Floor Bathroom

The bathroom has a refurbished claw foot bath with a mixer tap and hand held shower, wall mounted hand basin with a mixer tap and a low flush w.c., small feature vertical radiator for towels, tiling to three walls, electric shaver point, double glazed window with stained glass leaded film and a fitted blind and tiled flooring.

Feature 'Danish Style' Garden Room

This beautiful double height room with a mezzanine floor has a full height chapel style window with an open aspect and fitted with special privacy blinds, a large double glazed pocket sliding door which disappears into the wall when opened which leads into the garden, also with a special privacy blind, and a real porthole window to the back. Feature vaulted ceiling which extends across the mezzanine area with a modern chandelier light suspended from it, oak flooring, two wall lights, stainless steel organ pipe style vertical radiator, open tread oak staircase with balustrade and recessed lighting to the side wall with an oak shelf and a reclaimed cast iron radiator above, leading to the mezzanine floor.

This has a feature port hole window to the rear on the half landing, and a clear glazed balustrade with oak supports overlooking the room, a vaulted ceiling above with two Velux windows with fitted blinds, pine flooring and access to a small storage space at the rear.

This provides a lovely area to sit and look through the chapel window or could be used for quiet office space or even an area to sleep. Access to the roof space above the Lounge/guest room could possibly be made here and a further bedroom created.

Store Room

10'5 x 3'8 approx (3.18m x 1.12m approx)

At the back of the Feature room accessed by another oak door with 15 lights, which in this case are obscured, is a store room with double glazed window to the back of the property, radiator, shelving to two walls and to one corner and pine flooring.

First Floor Landing (Above the Inner Hall)

The balustrade continues from the stairs onto the landing, beams to the ceiling and traditional ledge and brace doors to the two bedrooms and bathroom.

Bedroom 1

14'2 x 9'3 approx (4.32m x 2.82m approx)

Two double glazed windows the larger with a daylight blind for privacy, radiator, beams to the ceiling, two wall lights (eg for a dressing table) and a main hanging light and steps and a pine door leading to

Walk-in Wardrobe

This large walk-in wardrobe extends the width of the room and has hanging rails, shelving, recessed lights to the ceiling and a small window.

Bedroom 2

14'6 x 11'4 approx (4.42m x 3.45m approx)

Large double glazed window with daylight blind overlooking the garden with two smaller windows with blinds looking towards the road and a radiator.

Bathroom

The bathroom has half tiled walls, a white suite including a bath with mixer tap, low flush w.c., bidet, hand basin with a mixer tap and double cupboard and shelves beneath, tiled corner shower with a mains flow shower system, hatch to loft, shelved airing/storage cupboard, recessed lighting to the ceiling, double glazed window with a stained glass film and shutters, electric shaving point, ladder towel radiator, double wall mounted cabinet and an X-pelair fan.

Outside

At the front of the property there is a brick paved driveway in front of the garage with a pathway leading down the right hand side of the cottage through a gate to the main entrance door and there is a courtyard style garden area at this side of the property where there are various beds, a well near to the front door and a step and brick wall leading to a large storage area where there are two wooden sheds, a wall and fencing to the right hand boundary and the path extends to the rear of the cottage to the main garden area on the left hand side.

There are several garden areas to the left hand side of the cottage which is effectively the back garden. A lawn onto the road frontage with an old apple tree, various hedges and a selection of trees and a bricked pathway which extends down the side of the cottage to the back door into the reception hall. There are two further lawned areas with established borders and mature trees which all provide screening to the boundaries, a vegetable garden at the end of the garden and a greenhouse which will remain at the property when it is sold. A special part of the garden are the many old roses which flower well into the Autumn and have given the current owners a lot of pleasure as well as the Irises. It has the feel of a cottage garden and has many small paths which were created a while ago and contribute to that feeling.

There is an outside water supply with two taps, external security lighting and two outside power points provided.

Garage

14'6 x 11' approx (4.42m x 3.35m approx)

The garage is constructed of brick with a pitch tiled roof and is positioned at the front of the cottage with wooden entrance doors, a window to the side and a door leading out to the covered area at the rear. The electric consumer unit, electric and gas meters are housed in the garage and power points and lighting are provided.

Brick Store

Behind the garage there is a brick store and a covered area and the store has a light provided.

Directions

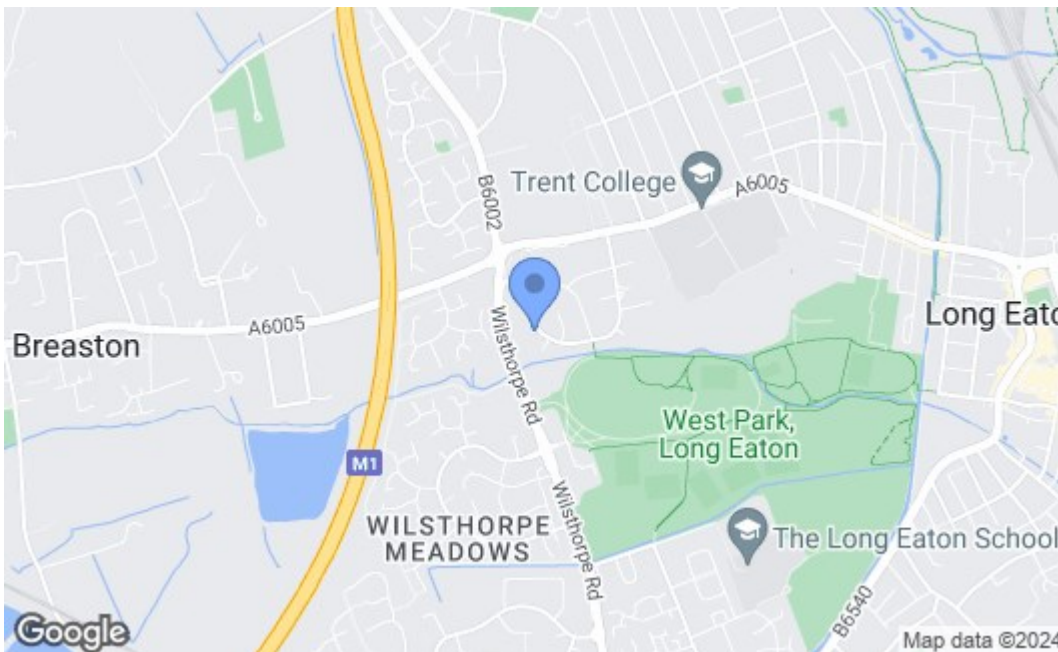
Proceed out of Long Eaton along Derby Road and Parkside Avenue can be found as a turning on the left hand side, follow the road down and round the bend and the property can be found on the left hand side. 7813AMMP

Council Tax

Erewash Borough Council Band D



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.