



Parkside Avenue,
Long Eaton, Nottingham
NG10 4AN

£515,000 Freehold



A SPACIOUS AND WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME FOUND ON THIS SOUGHT AFTER ROAD, OVERLOOKING WEST PARK AND WITH AMPLE OFF STREET PARKING.

Robert Ellis are extremely pleased to be instructed to market this superb example of a detached family home. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating from a brand new combi boiler, which can be operated from a smart Hive system. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of a large entrance hallway, cloakroom, ground floor shower room, bay fronted living room, kitchen, utility, dining room, lounge, conservatory overlooking the garden and a study. To the first floor the landing leads to four double bedrooms and the family bathroom, with the second bedroom benefiting from an en-suite. Outside to the front the property sits on a corner plot with fantastic off street parking via a gravelled driveway and to the rear a private garden with lawn and flower beds overlooking West Park.

Located on this sought after street within the popular town of Long Eaton, close to a wide range of local schools, shops and walking distance of West Park. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away. There are nearby schools such as Wilsthorpe Academy, Trent College and The Elms.



Entrance Hall

UPVC double glazed front door, tiled flooring, radiator, stairs to the first floor, built-in storage and ceiling light.

Cloaks/w.c.

6'1" x 5'8" to 2'6" approx (1.85m x 1.73m to 0.76m approx)

Obscure UPVC double glazed window to the front, tiled flooring, radiator and ceiling light.

Shower Room

6' x 3'8" approx (1.83m x 1.12m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, pedestal wash hand basin, low flush w.c., single enclosed shower unit and ceiling light.

Living Room

11'4" x 11'9" approx (3.45m x 3.58m approx)

UPVC double glazed bay window to the front, tiled flooring, radiator and ceiling light.

Kitchen

15'7" x 7'4" approx (4.75m x 2.24m approx)

UPVC double glazed window to the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a Rangemaster cooker, space for a dishwasher and spotlights.

Utility Room

2'6" x 14'7" approx (0.76m x 4.45m approx)

UPVC double glazed door to the rear, tiled flooring, space for a fridge freezer and washing machine, two ceiling lights.

Dining Room

11'9" x 15' approx (3.58m x 4.57m approx)

UPVC double glazed French doors leading to the conservatory, tiled flooring, radiator and ceiling light.

Lounge

12'3" x 18'7" approx (3.73m x 5.66m approx)

UPVC double glazed windows to the side and front, hard wood flooring, two radiators and ceiling light.

Conservatory

7'5" x 20'1" approx (2.26m x 6.12m approx)

UPVC double glazed windows and French doors overlooking and leading to the rear garden, tiled flooring, two radiators and spotlights.

Study

8'8" x 7'8" approx (2.64m x 2.34m approx)

UPVC double glazed door to the side, tiled flooring and spotlights.

First Floor Landing

Obscure UPVC double glazed window to the side, access hatch to the loft via a pull down ladder with light and boarding, carpeted flooring, radiator, ceiling light and built-in airing/storage cupboard housing the combi boiler.

Bedroom 1

12' x 11'9" approx (3.66m x 3.58m approx)

UPVC double glazed window to the rear and overlooking West Park, laminate flooring, radiator and ceiling light.

Bedroom 2

12' x 8'2" approx (3.66m x 2.49m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

En-Suite

5'9" x 7'3" approx (1.75m x 2.21m approx)

UPVC double glazed window to the front, vinyl flooring, radiator, pedestal wash hand basin, single enclosed shower unit, low flush w.c., radiator and spotlights.

Bedroom 3

13' x 9' approx (3.96m x 2.74m approx)

UPVC double glazed window to the front, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 4

13' x 7'5" approx (3.96m x 2.26m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bathroom

5'9" x 7'3" approx (1.75m x 2.21m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, pedestal wash hand basin, low flush w.c., bath with shower over and mixer tap, radiator and spotlights.

Outside

To the front of the property there is ample off street parking for several vehicles via a gravelled driveway and to the rear there is an enclosed garden with lawn and flower beds overlooking West Park.

Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College on the left turn left into Parkside Avenue 8630AMRS

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, Virgin

Broadband Speed - Standard 7mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

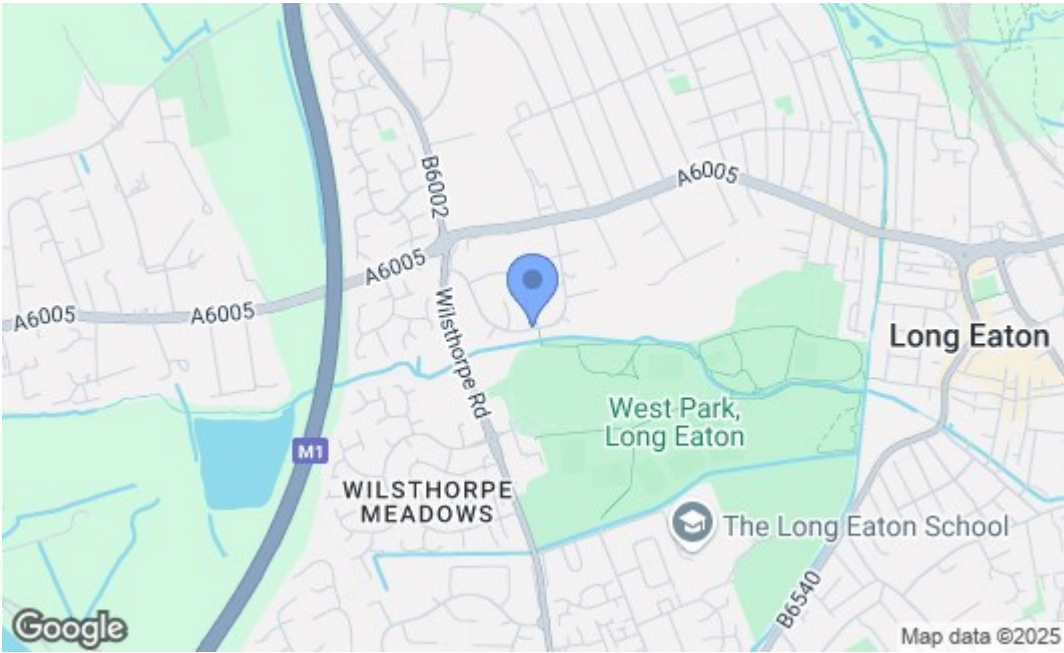
Non-Standard Construction – No

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		82
(81-91) B		
(69-80) C	68	
(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.