Robert Ellis

*look no further...*








Parkside Avenue,
Long Eaton, Nottingham
NG10 4AN

**O/O £365,000 Freehold**



A THREE BEDROOM DETATCHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION, FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market an exciting opportunity to purchase this family home situated on Parkside Avenue, one of the most sought-after roads in Long Eaton. This three-bedroom detached home represents an exciting opportunity for buyers looking to create their dream property. Upon entrance, there is a beautiful staircase offering dual aspect windows and huge amount of natural light. The property boasts two generous reception rooms and a well-balanced layout, the house provides the perfect canvas to modernise and add value. While requiring upgrading, the home boasts huge potential to transform into a stylish family residence in a prestigious setting. Perfectly located for highly regarded schools including Trent College and Wilsthorpe Secondary, as well as excellent transport links with the train station, M1 and A52 close by, this property combines lifestyle, convenience and long-term investment appeal. Rarely do opportunities of this calibre come to market on Parkside Avenue, making early viewing essential.

The beautifully standing home on Parkside Avenue offers double glazing throughout and an ideal opportunity for a family to really make this property their own. Internal accommodation briefly comprises of an entrance hallway, downstairs WC, living room, dining room and kitchen to the ground floor. To the first floor, the landing provides access to three good sized bedrooms and a shower room.

The property is set within easy reach of Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre. There are state and independent schools for all ages which benefit from extremely good reputations. Healthcare and sports facilities include West Park Leisure Centre and adjoining playing fields and the excellent transport links such as J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Station and the A52 providing direct access to Nottingham and Derby alike.





Entrance Hall
Double glazed door to the front, radiator, laminate flooring, stairs to the first floor and doors to:

Cloaks/w.c.
Saniflow toilet, double glazed window to the front, wash hand basin, radiator and viny flooring.

Lounge
10'10 x 13'2 approx (3.30m x 4.01m approx)
Double glazed bay window to the front, laminate flooring, coving, radiator.

Dining Room
11'8 x 13'2 approx (3.56m x 4.01m approx)
Double glazed window to the rear, laminate flooring, electric fire, coving, radiator.

Kitchen
10'2 x 9'5 approx (3.10m x 2.87m approx)
Double glazed window to the rear, door to side, wall and base units with work surfaces over, sink and drainer, space for cooker, part tiled walls, radiator, wall mounted boiler.

Pantry
6'10 x 3'3 approx (2.08m x 0.99m approx)
Space and point for free standing fridge freezer, shelving and UPVC double glazed window.

Outhouse/Utility
With plumbing for a washing machine, radiator.

First Floor Landing
Double glazed window to the side and front.

Bedroom 1
10'1 x 13'2 approx (3.07m x 4.01m approx)
Double glazed window to the front, radiator.

Bedroom 2
13'2 x 11'7 approx (4.01m x 3.53m approx)
Double glazed window to the rear, fitted wardrobes, lino flooring, radiator.

Bedroom 3
7'3 x 10'10 approx (2.21m x 3.30m approx)
Double glazed window to the rear, radiator, fitted wardrobes.

Shower Room
Double glazed window to the side, radiator, double shower cubicle with wall mounted electric shower, low flush w.c., pedestal wash hand basin, part tiled walls, radiator.

Outside
To the front of the property there is a stone driveway leading through gates and onto the rear garden and detached garage. There is a hedged border, fenced border, trees, plants and shrubbery.

The rear garden has a stone patio, lawned garden, second patio, gravelled borders and fencing to the boundaries.

Directions
Proceed out of Long Eaton along Derby Road and after some distance take a left hand turning into Parkside Avenue, where the property is located on the right hand side.
8900AMCO

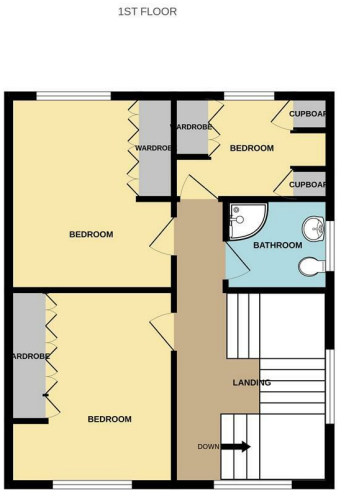
Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 60mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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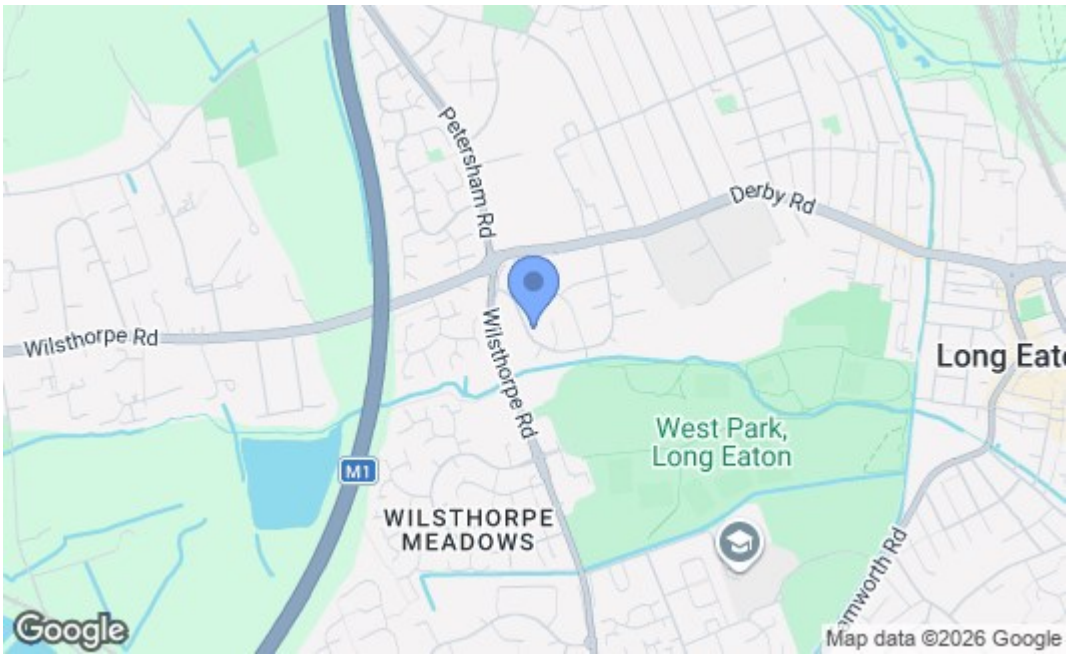


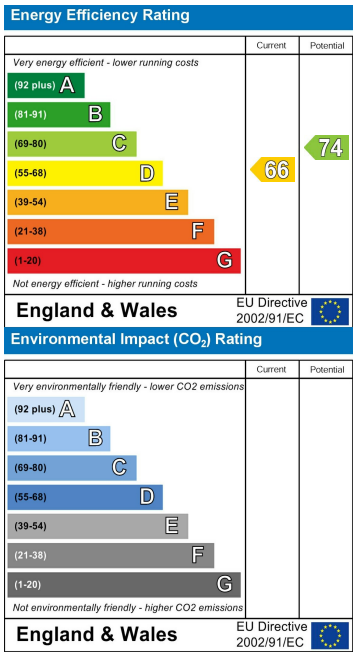


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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