



26 Charnwood Avenue, Long Eaton

Offers Over £400,000



## 26 Charnwood Avenue

Long Eaton, Nottingham

### **SUBSTANTIAL EDWARDIAN HOME | GENEROUS PLOT WITH DEVELOPMENT POTENTIAL**

This substantial Edwardian detached home offers an abundance of space, character and opportunity, making it a fantastic purchase for a wide range of buyers looking to put their own stamp on a property. Occupying a generous plot on the ever-popular Charnwood Avenue in Long Eaton, the property is ideally positioned within easy reach of a wealth of local amenities, well-regarded schools and excellent transport links including the A52, M1 and Long Eaton train station, making it perfect for commuters to Nottingham and Derby. The ground floor is welcomed by an entrance hall and benefits from a range of spacious reception rooms, each showcasing a wealth of original features including fireplaces, ceiling roses and picture rails, adding to the home's charm and character. There is a fitted kitchen complete with a range of integrated and freestanding appliances, along with access to a useful shower room and an additional study, offering flexibility for those working from home. To the first floor, the property hosts three well-proportioned bedrooms serviced by a bathroom suite, with each room continuing the theme of generous proportions and period detailing throughout. Externally, the property truly stands out, occupying a substantial plot with a large, private rear garden offering endless potential for extension or further development, subject to the relevant planning permissions. To the front, a long driveway provides off-road parking for multiple vehicles. With its spacious accommodation, wealth of original Edwardian features and exciting scope to enhance and add value, this property presents a rare opportunity for buyers looking to create a truly special home.

- Substantial Edwardian Detached House
- Three Double Bedrooms





## GROUND FLOOR

### Porch

The porch has a single door providing access into the accommodation.

### Entrance Hall

22' 6" x 5' 9" (6.87m x 1.74m)

The entrance hall has carpeted flooring, exposed beams on the ceiling, an in-built under stair cupboard, a radiator, single-glazed obscure windows to the front elevation, and a single door providing access via the porch.

### Living Room

15' 3" x 12' 9" (4.66m x 3.89m)

The living room has a UPVC double-glazed sliding sash bay window with blinds to the front elevation, a further UPVC double-glazed window with blinds to the side elevation, carpeted flooring, coving to the ceiling, a picture rail, a ceiling rose, a radiator, a TV point, and a period feature fireplace with a decorative surround.

### Dining Room

12' 9" x 12' 0" (3.88m x 3.65m)

The dining room has wood-framed double-glazed windows to the side and rear elevation, carpeted flooring, exposed beams on the ceiling, a period feature fireplace with a decorative surround, a radiator, and boarded walls with decorative wood panelling.

### Reception

11' 10" x 12' 0" (3.61m x 3.67m)

The reception room has a UPVC double-glazed window with blinds to the side elevation, carpeted flooring, coving to the ceiling, built-in storage cupboards and display shelves, a serving hatch, and a single UPVC door providing access to the garden.





### **Kitchen**

7' 5" x 11' 11" (2.26m x 3.62m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, an integrated fridge, an integrated oven with a gas hob and extractor hood, a freestanding freezer and washing machine, tiled splashback, quarry tile flooring, exposed beams on the ceiling, a plate rack, exposed beams on the ceiling, and two UPVC double-glazed windows to the side elevation.

### **Study**

7' 6" x 11' 5" (2.29m x 3.47m)

The study has carpeted flooring, exposed beams on the ceiling, a plate rack, dual-aspect full height UPVC double-glazed windows, and a single wooden door providing access outdoors.

### **Shower Room**

12' 9" x 4' 4" (3.89m x 1.33m)

The shower room has a shower, a sink, a WC, and a window to the rear elevation.

## **FIRST FLOOR**

### **Landing**

22' 5" x 5' 8" (6.82m x 1.73m)

The landing has a stained-glass feature window to the front elevation, carpeted flooring, exposed beams on the ceiling, and provides access to the first floor accommodation.

### **Master Bedroom**

12' 11" x 12' 4" (3.93m x 3.76m)

The main bedroom has UPVC double-glazed sliding sash windows to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

### **Bedroom Two**

12' 11" x 12' 1" (3.94m x 3.69m)

The second bedroom has a UPVC double-glazed window to the rear elevation, coving to the ceiling, carpeted flooring, and a radiator.





### Bedroom Three

13' 5" x 12' 1" (4.08m x 3.69m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and a fitted sliding door wardrobe.

### Bathroom

8' 10" x 6' 10" (2.69m x 2.09m)

The bathroom has a low level flush WC, a pedestal wash basin, a shower enclosure with a bi-folding shower screen, partially tiled walls, carpeted flooring, a radiator, coving to the ceiling, an extractor fan, and a UPVC double-glazed window to the side elevation.

### ADDITIONAL INFORMATION

Broadband Speed - Ultrafast Available - 1800 Mbps (download) 220 Mbps (upload) Phone Signal - Good 4G / 5G coverage Electricity - Mains Supply Water - Mains Supply Heating - Gas Central Heating - Connected to Mains Supply Sewage - Mains Supply Flood Risk - No flooding in the past 5 years+ Flood Risk Area - Low risk for rivers & sea / very low risk for surface water Construction - Brick or Non Standard - (TBC) Mining Area - Located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. Other Material / Safety Issues - No known safety issues have been disclosed by the seller. Any Legal Restrictions - No





## GARDEN

The garden is a substantial size and offers a fantastic outdoor space with plenty of potential. It features a patio area directly off the property, leading onto an extensive lawn surrounded by a variety of mature trees, shrubs and established planting, creating a private and leafy setting. There are multiple sections throughout the garden, including pathways and tucked-away areas, ideal for those looking to landscape or further enhance the space. With its generous proportions, the garden provides excellent scope for extension or development, subject to the necessary planning permissions, making it a standout feature of the property.

## DRIVEWAY

4 Parking Spaces





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