

# HoldenCopley

PREPARE TO BE MOVED

Douglas Road, Long Eaton, Derbyshire NG10 4BH

---

Guide Price £425,000

Douglas Road, Long Eaton, Derbyshire NG10 4BH



GUIDE PRICE £425,000 - £450,000

THE PERFECT FAMILY HOME...

This four bedroom detached house boasts spacious accommodation both inside and out whilst being exceptionally well-presented and maintained, making it the perfect purchase for any family buyer looking for a home to move straight into! This property is situated in a sought-after prime location just a stone's throw away from various local amenities and attractions including West Park and Attenborough Nature Reserve, easy commuting links via the M1 and excellent school catchments. Internally, to the ground floor there is an entrance hall, a W/C, two reception rooms and a sun lounge complete with a modern fitted kitchen and utility. Upstairs on the first floor there are four good-sized bedrooms serviced by two bathroom suites and ample storage space. Outside to the front there is a driveway with access into the integral garage providing off-road parking and to the rear is a south-facing low maintenance garden featuring multiple seating areas and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Sun Lounge
- Fitted Kitchen Diner
- Two Bathrooms & Ground Floor W/C
- New Fascias & Guttering
- Ample Storage Space
- Driveway & Integral Garage
- Low Maintenance Garden





## GROUND FLOOR

### Entrance Hall

3'5" x 17'7" (1.06m x 5.38m)

The entrance hall has tiled flooring, a radiator, carpeted stairs and a composite door providing access into the accommodation

### W/C

7'11" x 2'8" (2.43m x 0.82m)

This space has a low level dual flush W/C, a wash basin with fitted storage, a radiator, tiled flooring, tiled splashback and a UPVC double-glazed obscure window to the side elevation

### Kitchen & Utility

14'2" x 11'10" (4.33m x 3.62m)

The kitchen and utility area has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a range cooker, an extractor fan and a stainless steel splashback, space for various under-counter appliances, space for a dining table, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the rear elevation

### Living Room

11'1" x 17'3" (3.38m x 5.27m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a TV point, a feature fireplace with a gas fire, Granite surround and an Oak mantelpiece and an open arch into the dining room

### Dining Room

11'0" x 12'3" (3.37m x 3.75m)

The dining room has carpeted flooring, a radiator, a wood-framed window to the rear elevation and open access into the sun lounge

### Sun Lounge

9'10" x 12'4" (3.00m x 3.77m)

This room has four Velux windows, recessed spotlights, a wall-mounted electric feature fire, wood-effect laminate flooring, wood-framed windows to the side and rear elevation and a single wood-framed door providing access to the rear garden

### Garage

17'0" x 7'10" (5.19m x 2.41m)

The garage has lighting, power points, a wall-mounted consumer unit, a single door to the side and has an up and over door opening out onto the front driveway

## FIRST FLOOR

### Landing

11'10" max x 17'7" (3.62m max x 5.38m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built cupboard, an in-built airing cupboard, access to the loft and provides access to the first floor accommodation

### Bedroom One

11'0" x 12'6" (3.37m x 3.82m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a range of fitted wardrobes and access into the en-suite

### En-Suite

3'2" x 9'9" (0.98m x 2.98m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower and a shower screen, vinyl flooring, partially tiled walls, a radiator, an electrical shaving point and an extractor fan

### Bedroom Two

9'1" x 10'5" (2.77m x 3.18m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point and fitted floor to ceiling wardrobes

### Bedroom Three

8'11" x 10'0" (2.72m x 3.06m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point and fitted floor to ceiling wardrobes

### Bedroom Four

8'0" x 10'11" (2.45m x 3.33m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted wardrobe and a range of fitted storage with a dressing table

### Bathroom

7'10" x 7'10" (2.40m x 2.41m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a \*P\* shaped bath with an overhead rainfall-dual shower and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with a low maintenance slate chipped area, courtesy lighting, a range of plants and access into the integral garage

### Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio area, courtesy lighting, an outdoor tap, an enclosed decking area, slate-chippings, a sheltered seating area with artificial lawn, a range of plants and fence panelling

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

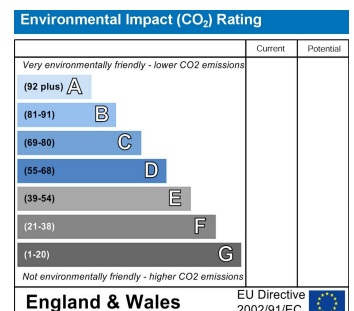
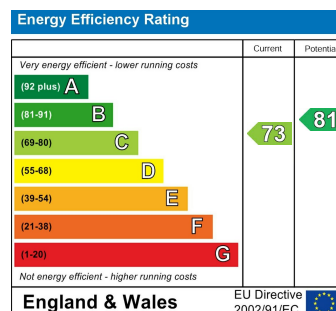
The vendor has advised the following:

Property Tenure is Freehold

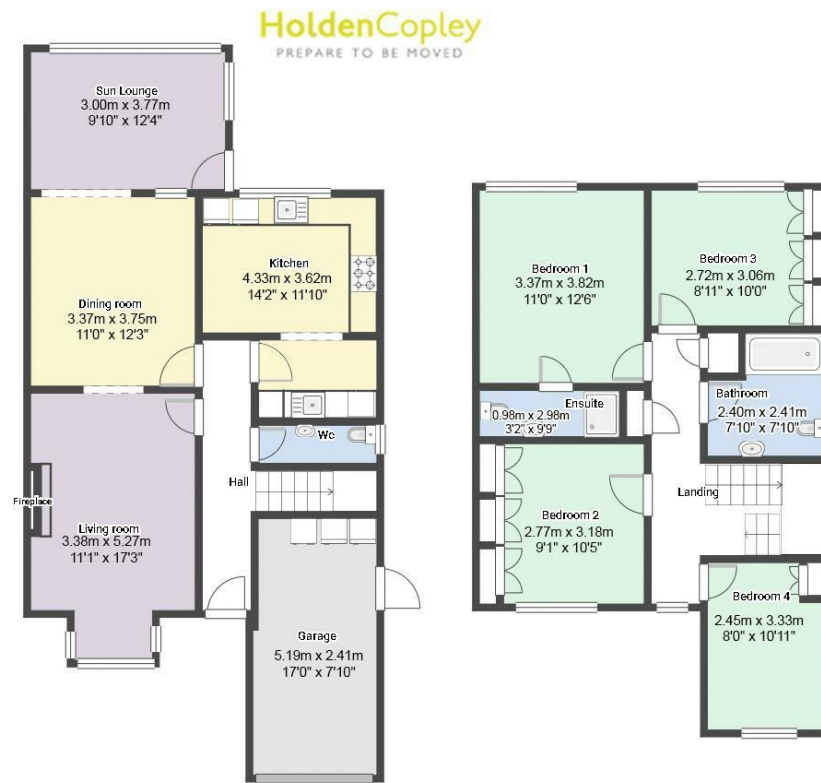
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Douglas Road, Long Eaton, Derbyshire NG10 4BH



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.