

# HoldenCopley

PREPARE TO BE MOVED

Woodside Crescent, Long Eaton, Derbyshire NG10 4AP

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£540,000

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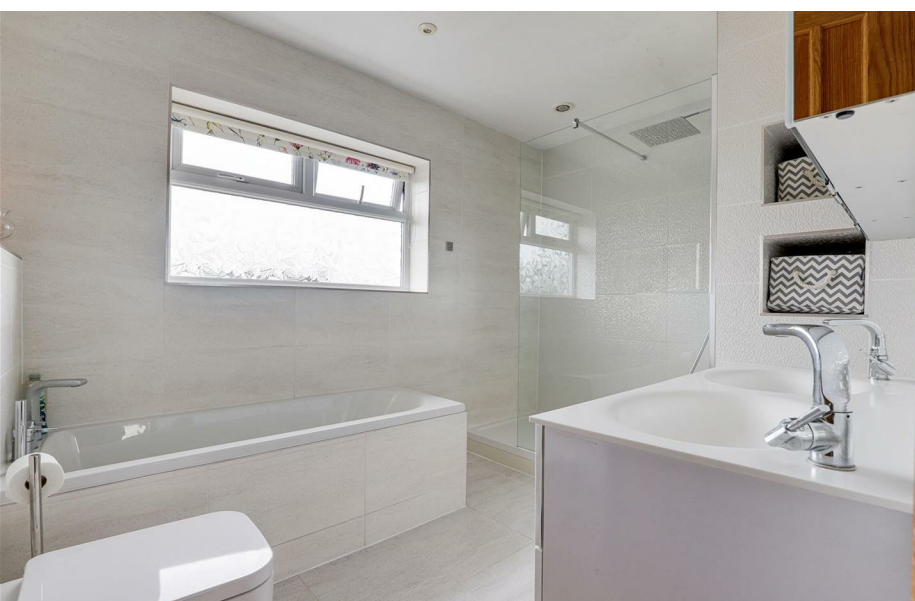


## BEAUTIFULLY PRESENTED DETACHED HOME...

Welcome to this stunning four-bedroom detached house, meticulously presented throughout to offer the perfect blend of style and comfort. As you enter through the inviting porch, the entrance hall welcomes you into a home that exudes elegance. The ground floor unfolds seamlessly with a spacious living room that beckons relaxation and gatherings. The heart of the home lies in the modern fitted kitchen, open plan to the dining room, creating a harmonious space where culinary delights meet social connections. The kitchen is adorned with contemporary finishes and the dining room boasts bi-fold doors that usher in natural light and lead to a private oasis beyond. Practicality meets sophistication with the inclusion of a utility room and a convenient W/C on the ground floor, catering to the needs of modern living. Ascending to the first floor, discover four generously sized bedrooms, each thoughtfully designed to provide comfort and tranquillity. The three-piece bathroom suite is a testament to luxury, while the master bedroom boasts the added indulgence of a large en-suite, creating a private retreat within the home. Venturing outside, a driveway and garage offer ample parking, ensuring convenience for the homeowners. The private, enclosed garden is an outdoor haven, perfect for entertaining or unwinding in solitude. A versatile garden office completes the ensemble, providing an inspiring space for anyone that works from home or a tranquil escape nestled within the lush surroundings. In summary, this beautifully presented four-bedroom detached house is a testament to modern living, seamlessly combining practicality, luxury and aesthetic appeal. Situated in a popular location, this property is just a stone's throw away from various local amenities and conveniences, excellent school catchments and easy commuting/transport links.

MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & A Separate Utility Room
- Ground Floor W/C
- Stylish Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden With A Versatile Garden Office
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has tiled flooring, UPVC double glazed windows to the front and side elevations and UPVC double French doors providing access into the accommodation

### Entrance Hall

7'11" x 14'2" (2.42m x 4.34m)

The entrance hall has tiled flooring with underfloor heating, carpeted stairs, a radiator and a single wooden door providing access to the porch

### Living Room

17'8" x 16'10" (5.40m x 5.14m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, coving to the ceiling, a Velux window, two UPVC double glazed windows to the front elevation and a single UPVC door providing access to the rear garden

### Kitchen

11'2" x 10'9" (3.42m x 3.30m)

The kitchen has a range of fitted base and wall units with quartz worktops, an undermount sink and a half with drainer grooves and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, a radiator, tiled flooring with underfloor heating, recessed spotlights, two UPVC double glazed windows to the side and rear elevations and is open plan to the dining room

### Dining Room

11'6" x 24'6" (3.51m x 7.49m)

The dining room has partially tiled flooring and partially wooden flooring, a TV point, an in-built storage cupboard, internal access to the garage, two vertical radiators, a UPVC double glazed window to the side elevation and bi-fold doors providing access to the rear garden

### Utility Room

6'4" x 7'2" (1.95m x 2.20m)

The utility room has a fitted base and wall units with a worktop, a sink with a drainer and a mixer tap, space and plumbing for a washing machine, a wall-mounted boiler, tiled splashback, tiled flooring, recessed spotlights and a single UPVC door providing access to the side elevation

### W/C

5'0" x 2'7" (1.53m x 0.79m)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a storage cupboard and a mixer tap, splashback, a wall-mounted heater, tiled flooring and a UPVC double glazed obscure window to the front elevation

## FIRST FLOOR

### Landing

7'10" x 10'4" (2.40m x 3.16m)

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

### Bedroom One

11'3" x 17'4" (3.44m x 5.29m)

The main bedroom has carpeted flooring, a range of fitted wardrobes and drawer units, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

### En-Suite

7'7" x 11'2" (2.32m x 3.41m)

The en-suite has a low-level dual flush W/C, a panelled bath with a hand-held shower fixture, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a wall-mounted double sink with stainless steel mixer taps, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Two

13'1" x 11'1" (4.01m x 3.39m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Three

11'1" x 10'11" (3.40m x 3.34m)

The third bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the side elevation

### Bedroom Four

8'5" x 7'10" (2.58m x 2.41m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

### Bathroom

7'4" x 5'7" (2.25m x 1.71m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property a large block paved driveway with access to the garage providing ample off-road parking

### Garage

17'2" x 11'10" (5.24m x 3.63m)

The garage has lighting, multiple power points and an electric roller shutter door providing access

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a decked seating area, a summer house, a versatile garden office, decorative plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

### Garden Office

9'1" x 15'8" (2.77m x 4.79m)

The garden office has tiled flooring, recessed spotlights, multiple power points, a window and bi-fold doors providing access into the garden office

## 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.

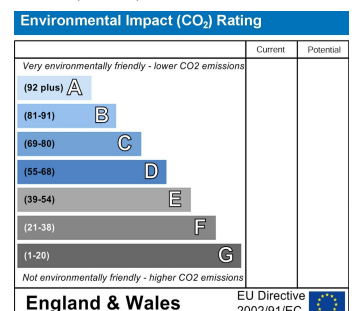
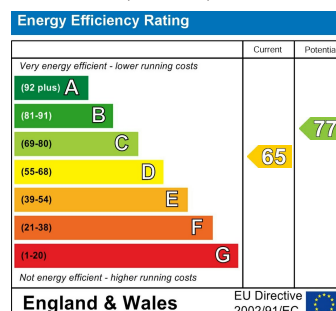
The vendor has advised the following:

Property Tenure is Freehold

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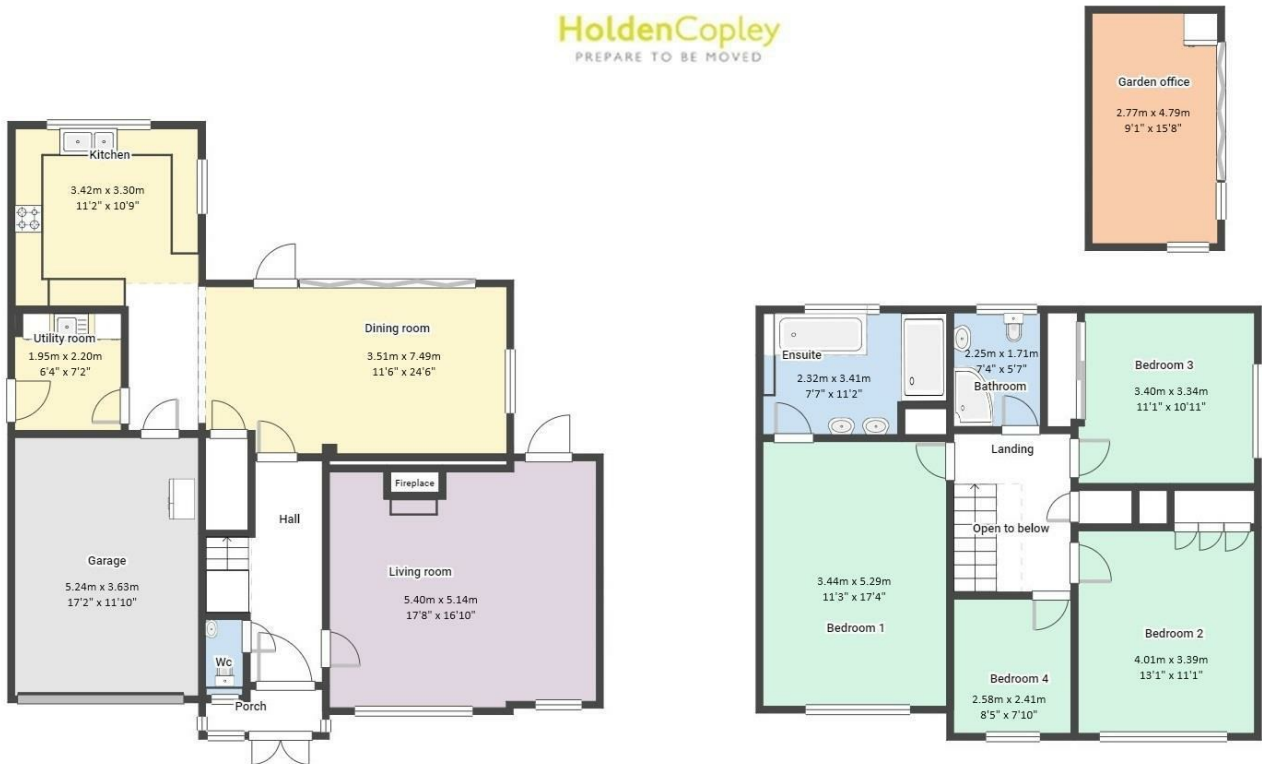
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and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