

HoldenCopley

PREPARE TO BE MOVED

Newbery Avenue, Long Eaton, Nottinghamshire NG10 2FU

Guide Price £330,000 - £350,000

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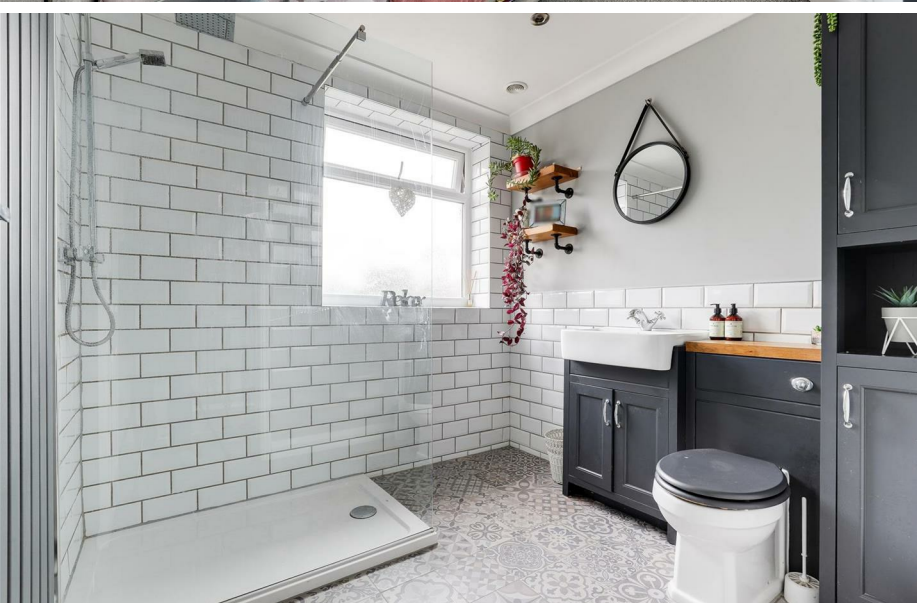
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DETACHED HOUSE....

Within a vibrant community and boasting proximity to a myriad of local conveniences including shops, schools, and excellent transport links, this detached property offers an idyllic family haven. Located just a stone's throw away from the picturesque Trent Meadows picnic site and play area, it seamlessly combines convenience with leisure. Upon entering, a welcoming entrance hall sets the tone, leading into a cosy living room featuring a captivating fireplace with a snug log burner, perfect for chilly evenings. The modern fitted kitchen exude functionality, while a spacious family room beckons with its double French doors opening onto the rear garden, seamlessly merging indoor and outdoor living. A versatile office/utility room adds to the practicality of the ground floor, along with a convenient bedroom and a downstairs WC, complemented by a storage room. Ascending to the first floor reveals three further bedrooms, with the main bedroom boasting access to a coveted walk-in closet. Serviced by a three-piece shower room, these bedrooms offer comfort. Outside, the property is a well-manicured frontage, featuring courtesy lighting and a gravelled driveway. The enclosed rear garden is complete with a patio area perfect for alfresco dining, an outbuilding with lighting, a lush lawn, and a decked patio area ideal for relaxation. Securely fenced boundaries and double gated access to a parking stand ensure both safety and convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Family Room & Office
- Modern Fitted Kitchen
- Three-Piece Shower Room
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, and a single door providing access into the accommodation.

W/C

5'0" x 2'6" (1.53 x 0.78)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin with a tiled splash back, and tiled flooring.

Office

6'7" x 5'10" (2.02 x 1.79)

The office has carpeted flooring.

Living Room

16'8" x 12'0" (5.09 x 3.66)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a log burner, a tiled hearth and a solid wood mantelpiece, coving to the ceiling, and carpeted flooring.

Kitchen

16'8" x 10'4" (5.09 x 3.15)

The kitchen has a range of modern fitted base and wall units with a solid wood worktop, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, stainless steel splashback and extractor fan, space for a fridge freezer, a radiator, space for a dining table, coving to the ceiling, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and open access into the family room.

Family room

22'1" x 11'8" (6.75 x 3.56)

The family room has tiled flooring, space for a dining table, three skylights, recessed spotlights, two full-height windows to the rear elevation, and double French doors opening out to the rear garden.

Bed Four

11'1" x 6'8" (3.40 x 2.05)

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

FIRST FLOOR

Landing

9'5" x 7'7" (2.88 x 2.33)

The landing has a UPVC double glazed window to the side elevation, a singular recessed spotlight, carpeted flooring, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 9'8" (3.66 x 2.96)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a walk in closet, and carpeted flooring.

Bedroom Two

10'5" x 8'9" (3.18 x 2.67)

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

Bedroom Three

8'9" x 6'8" (2.67 x 2.04)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Shower Room

7'8" x 7'3" (2.34 x 2.23)

The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk in shower enclosure with a rainfall shower fixture and a handheld shower head, a vertical radiator, coving to the ceiling, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a gravelled driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, an outbuilding with lighting and a door opening out onto the patio, a lawn, a decked patio area, fence panelled boundary, and double gated access to a parking stand.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

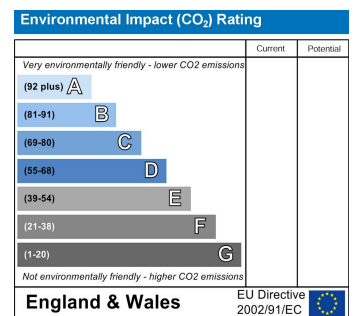
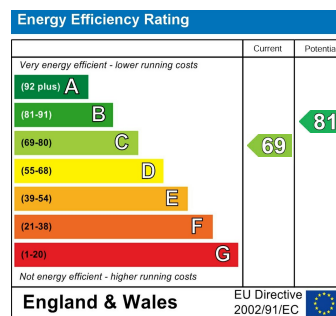
The vendor has advised the following:

Property Tenure is Freehold

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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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