

HoldenCopley

PREPARE TO BE MOVED

Charlton Avenue, Long Eaton, Derbyshire NG10 2BX

£325,000

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THE PERFECT FAMILY HOME...

Nestled in a serene no-through road, this traditional semi-detached house exudes timeless charm and offers an expansive living experience spread across three inviting floors. Stepping through the entrance, one is greeted by a plethora of new and original features that effortlessly blend modern convenience with classic allure. Exposed beams grace the ceilings, while a recently replaced kitchen and bathroom showcase contemporary elegance. The heart of the home boasts a multi-fuel burner, inviting warmth and intimacy into the space, while adding to the rich character that permeates throughout. Situated just moments away from local amenities including the picturesque Manor Farm Nature Reserve, esteemed schools, and convenient transport links, this residence offers both comfort and convenience in equal measure. On the ground floor, two inviting reception rooms beckon, alongside a practical under-stairs storage cupboard and a well-appointed fitted kitchen boasting contemporary units. A separate utility room and W/C further enhance the functionality of this level. Ascending to the first floor reveals three generously proportioned bedrooms, all serviced by a four-piece bathroom suite. The journey doesn't end there, as the second floor unveils an additional double bedroom, complete with ample storage space, promising privacy and versatility. Outside, the rear of the property unfolds into a private south-west garden, offering a serene retreat for relaxation and entertaining. A versatile garden cabin, illuminated by lighting and equipped with power points, adds an extra layer of convenience and charm to this enchanting abode.

MUST BE VIEWED





- Traditional Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Replaced Fitted Kitchen
- Utility & W/C
- Ample Storage Space
- Modern Four-Piece Bathroom Suite
- Well Maintained Garden
- Versatile Garden Cabin
- Popular Location





GROUND FLOOR

Entrance Hall

7'2" x 6'0" (max) (2.20m x 1.84m (max))

The entrance hall has patterned tiled flooring, a radiator, an in-built cupboard, coving to the ceiling, obscure block-glass window, and a composite door with a stained-glass insert providing access into the accommodation.

Living Room

13'10" x 13'4" (max) (4.24m x 4.07m (max))

The living room has a UPVC double-glazed bay window with fitted shutters to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a ceiling rose, fitted shelving in the alcove, a TV point, and a recessed chimney breast alcove with a cast-iron coal stove, a split-face tile insert, a wooden mantelpiece, and tiled hearth.

Dining Room

13'3" x 11'10" (max) (4.06m x 3.62m (max))

The dining room has a UPVC double-glazed window to the side and rear elevation, wood-effect flooring, coving to the ceiling, a recessed chimney breast alcove, a picture rail, and a radiator.

Under-Stair Storage

6'0" x 5'9" (1.83m x 1.77m)

This space has carpeted flooring, exposed beams on the ceiling, and obscure block-glass windows.

Kitchen

14'0" x 9'5" (max) (4.29m x 2.88m (max))

The kitchen has a range of fitted base units with butchers block worktops, a stainless steel undermount sink and a swan neck mixer tap, space for a range cooker, an extractor fan and stainless steel splashback, space and plumbing for a dishwasher, wood-effect flooring, recessed spotlights, two UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

Utility

11'5" x 6'1" (max) (3.48m x 1.86m (max))

The utility room has fitted base units with a worktop, a stainless steel sink with a mixer tap and drainer, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, and a UPVC double-glazed window to the side elevation.

W/C

5'8" x 3'1" (1.75m x 0.94m)

This space has a low level flush W/C, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

20'11" x 7'3" (max) (6.39m x 2.23m (max))

The landing has carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom Two

13'3" x 11'4" (max) (4.06m x 3.47m (max))

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

Bedroom Three

14'1" x 9'6" (max) (4.31m x 2.90m (max))

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

Bedroom Four

10'5" x 7'8" (max) (3.20m x 2.34m (max))

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

Bathroom

11'6" x 10'4" (max) (3.53m x 3.15m (max))

The bathroom has a low level dual flush W/C, a wash basin with fitted storage cupboards, a panelled bath with a handheld shower head, a shower enclosure with an electric shower fixture, a chrome heated towel rail, partially tiled flooring, recessed spotlights, an extractor fan, a radiator, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Bedroom One

13'4" x 13'3" (max) (4.07m x 4.05m (max))

The first bedroom has a skylight window, carpeted flooring, an exposed beam on the ceiling, a radiator, eaves storage, in-built wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Storage

5'10" x 2'2" (1.80m x 0.68m)

OUTSIDE

Front

To the front of the property is a patio garden, along with the availability for on-street parking.

Rear

To the rear of the property is a private enclosed south-west facing garden with a sandstone patio area, a picket fence, a lawn, a patio pathway, various plants and shrubs, fence panelled boundaries, and access into the cabin.

Garden Cabin

12'10" x 7'10" (3.92m x 2.41m)

The timber-built cabin has wood-effect flooring, lighting, power points, UPVC double-glazed windows, LED spotlights, and a sliding patio door to access the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G / some 3G & 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

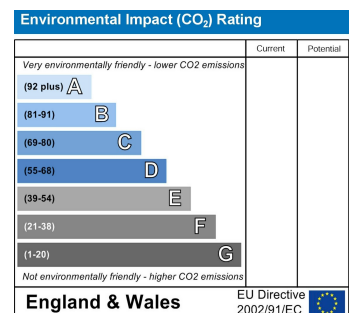
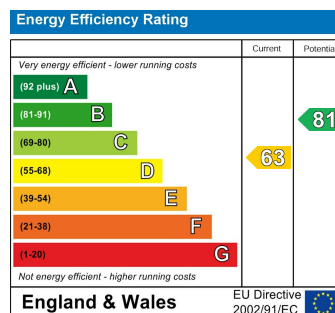
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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