

HoldenCopley

PREPARE TO BE MOVED

Wilsthorpe Road, Long Eaton, Derbyshire NG10 3LJ

Guide Price £400,000 - £425,000

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DETACHED HOUSE...

Nestled in a popular neighbourhood, this detached house epitomizes comfortable family living, boasting a prime location close to an array of local amenities. Situated just a stone's throw away from West Park and the esteemed Long Eaton Baseball, Rugby, and Croquet clubs, this property offers a blend of convenience and leisure for active families. As you step inside, you're greeted by a welcoming front porch leading into an entrance hall. The ground floor seamlessly flows into a bright living room, connected to a dining room with double French doors that open onto the rear garden, perfect for entertaining or enjoying tranquil evenings. The kitchen and convenient rear porch, along with a downstairs W/C, ensure practicality meets comfort. Ascending to the first floor, four bedrooms await, complemented by a spacious L-shaped four-piece bathroom suite, offering a haven for relaxation. Outside, the property presents a charming frontage with a lawn, gravelled borders, and a garage boasting ample storage and access to the driveway. The rear garden provides a delightful retreat with a patio area, lawn, and two sheds for storage, bordered by established trees and shrubs, offering privacy and serenity. With its combination of convenient location, spacious interiors, and outdoor amenities, this home is tailor-made for a growing family seeking both comfort and convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Spacious Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, a UPVC double glazed window to the side elevation, UPVC double glazed windows to the front elevation, and double French doors providing access into the entrance hall.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an understairs cupboard, and a single door providing access into the accommodation.

Living Room

17'8" into bay x 10'8" (5.40m into bay x 3.26m)

The living room has a UPVC double glazed square bay window to the front elevation with fitted shutters, a TV point, a feature fireplace, coving to the ceiling, heated skirting boards, carpeted flooring, and double doors opening into the dining room.

Dining Room

10'7" x 9'4" (3.25m x 2.87m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, full-height windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

14'0" max x 12'0" max (4.27m max x 3.68m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for an under counter fridge, a radiator, space for a dining table, tiled splashback, partially tonged and grooved walls, vinyl flooring, and two UPVC double glazed windows to the rear elevation.

Back Porch

6'9" x 4'2" (2.08m x 1.29m)

The rear porch has vinyl flooring, an in-built cupboard, space for a fridge freezer, and a single door providing access to the side of the property.

W/C

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

11'11" x 9'6" (3.64m x 2.91m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, in-built cupboards, and wood flooring.

Bedroom Two

10'11" x 10'11" (3.35m x 3.33m)

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

Bedroom Three

11'8" x 6'11" (3.56m x 2.13m)

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

Bedroom Four

8'10" x 7'1" (2.70m x 2.18m)

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

Bathroom

14'3" max x 10'11" max (4.35m max x 3.35m max)

The bathroom has two UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a vanity-style wash basin, a corner panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, gravelled borders, a planted border, access to the rear of the property, and access into the garage.

Garage

15'9" x 7'10" (4.81m x 2.39m)

The garage has an obscure window to the side elevation, lighting, electrics, ample storage, and double doors opening out to the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, courtesy lighting, two sheds, a lawn, established trees, planted borders with various shrubs, bushes and plants, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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 D

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.

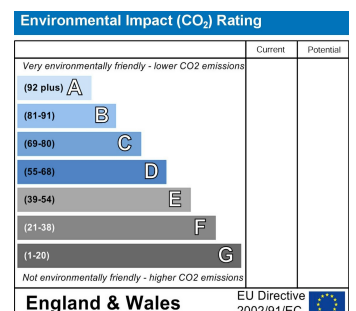
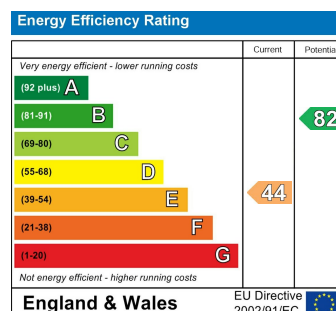
The vendor has advised the following:

Property Tenure is Freehold

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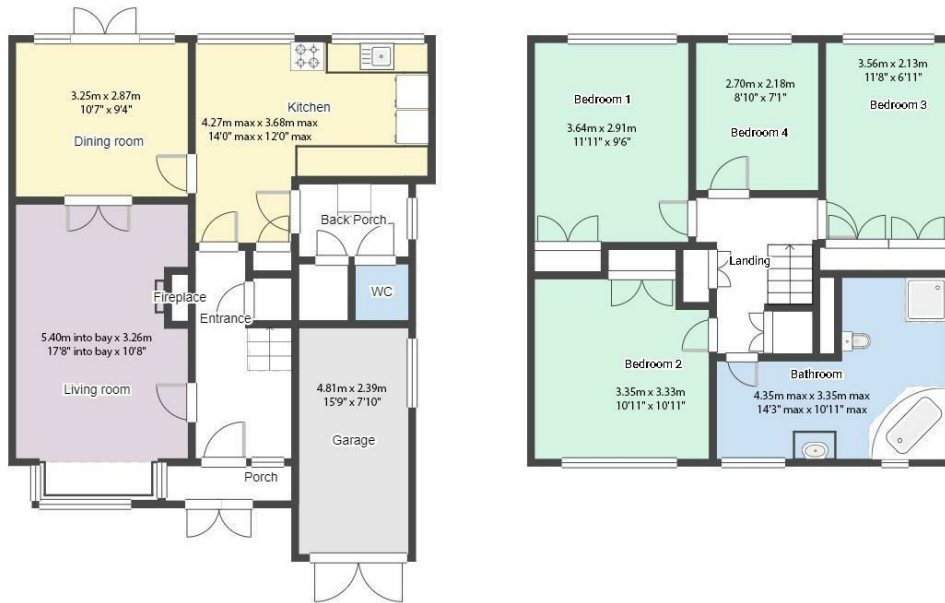
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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