

# HoldenCopley

PREPARE TO BE MOVED

Shirley Street, Long Eaton, Derbyshire NG10 3BN

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Offers Over £350,000 - £400,000

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## DETACHED HOUSE...

Nestled in a sought-after location, this detached family home presents an enticing opportunity for those seeking comfort, convenience, and ample space. Situated within close proximity to Sawley Park and West Park, as well as an array of local amenities, it offers the perfect blend of tranquillity and accessibility. Welcomed by a porch and entrance hall, the ground floor seamlessly flows into a spacious living dining room, adorned with natural light streaming through sliding patio doors that lead to the rear garden. The well-appointed kitchen provides a hub for culinary endeavours, while the convenience of a ground floor W/C enhances practicality. Ascending to the first floor reveals four bedrooms, offering retreats for all family members, accompanied by a three-piece bathroom suite. Outside, the property boasts a spacious frontage with a gravelled planted border, illuminated by courtesy lighting, and a block paved driveway leading to the garage with lighting and electrics. The rear garden, enclosed for privacy, invites outdoor enjoyment with its patio area, lawn, and gravelled borders accented by established trees, bushes, and shrubs. Additional features include a shed for storage and a fence panelled boundary, ensuring both security and serenity.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Porch

5'11" x 2'5" (1.81m x 0.75m )

The porch has tiled floor, exposed brick wall, and sliding UPVC doors providing access into the accommodation.

### Entrance Hall

11'10" x 6'11" (max) (3.62m x 2.11m (max))

The entrance hall has carpeted flooring, a radiator, an understairs cupboard, and access into the garage.

### Garage

17'6" x 8'2" (5.34m x 2.51m )

The garage has an obscure window to the side elevation, lighting, electrics, a wall-mounted boiler, and an up-and-over door opening to the driveway.

### W/C

8'2" x 2'11" (2.49m x 0.91m)

This space has an obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, coving to the ceiling, and tiled flooring.

### Living/Dining room

24'2" x 14'3" (max) (7.38m x 4.35m (max))

The living dining room has a UPVC double glazed window to the front elevation, coving to the ceiling, two radiators, a TV point, a feature fireplace with a stone surround, wooden mantelpiece and shelving and a tiled hearth, space for a dining table, carpeted flooring, and slide patio doors opening to the rear garden.

### Kitchen

12'0" x 8'10" (3.66m x 2.71m )

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for an under counter fridge and freezer, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC providing access to the side of the property.

## FIRST FLOOR

### Landing

9'3" x 9'0" (max) (2.82m x 2.76m (max))

The landing has carpeted flooring, access into the partially boarded loft with lighting, and access to the first floor accommodation.

### Bedroom One

14'11" x 10'9" (4.55m x 3.28m )

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

### Bedroom Two

13'10" x 11'10" (max) (4.23m x 3.63m (max))

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

### Bedroom Three

11'2" x 8'11" (max) (3.42m x 2.72m (max))

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

### Bedroom Four

8'11" x 7'5" (2.72m x 2.27m )

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

### Bathroom

7'3" x 5'8" (max) (2.23m x 1.74m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panellled bath with a wall-mounted electric shower fixture with a shower screen, a radiator, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

## Front

To the front of the property is a gravelled planted border, courtesy lighting, a block paved driveway, access to the garage, and side access to the rear garden.

## Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, gravelled borders with established trees, bushes and shrubs, a shed, 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 – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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.

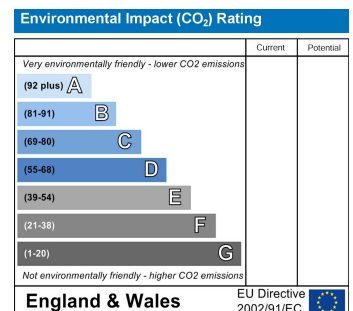
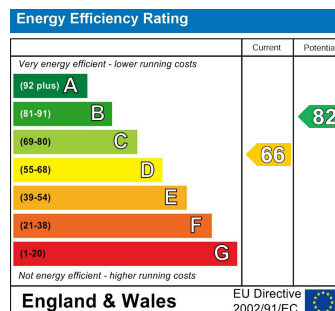
The vendor has advised the following:

Property Tenure is Freehold

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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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