

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Long Eaton, Derbyshire NG10 4AX

Guide Price **£725,000 - £750,000**

Derby Road, Long Eaton, Derbyshire NG10 4AX



GUIDE PRICE £725,000 - £750,000

PREPARE TO BE IMPRESSED...

Welcome to this exceptional five-bedroom detached house. This stunning property offers a perfect blend of style, space, and functionality, making it an ideal choice for those seeking a forever family home. Nestled in a sought-after location, with convenient access to local amenities, parks, schools, and excellent commuting links including the M1. Upon entry, you're greeted by a warm, inviting hallway leading to two generously proportioned reception rooms, perfect for formal gatherings and relaxed evenings. The heart of the home lies in the spacious modern kitchen/diner, providing an inviting space for you and your family. This kitchen boasts ample countertop and storage space, including a convenient pantry. Natural light pours in through skylight lanterns, windows, and double French doors, seamlessly connecting the indoor and outdoor spaces. Completing the ground floor is a utility room, a shower room, and a versatile office, catering to the demands of modern lifestyles. Ascend to the upper level to discover four double bedrooms and a well-appointed single bedroom, offering ample space for the entire family. The third and fourth bedrooms boast fitted wardrobes and stylish en-suite facilities, adding a touch of luxury to everyday living. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all residents. Outside, the property impresses with a driveway providing off-road parking for multiple cars, alongside a garage offering additional parking or storage options. Mature trees and double-gated access adorn the front, enhancing privacy and kerb appeal. The rear garden is a beautiful retreat, featuring a patio seating area, lush lawn, and charming bedding area with a variety of established plants and shrubs. At the end of the garden is a second patio seating area alongside a charming brick-built summer house.

MUST BE VIEWED...





- Substantial Detached House
- Five Bedrooms
- Two Reception Rooms & Office
- Spacious Modern Kitchen/Diner
- Utility Room
- Bathroom, Two En-Suite's & Ground Floor Shower Room
- Driveway & Garage
- Beautiful Rear Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'7" x 11'0" (max) (5.38m x 3.62m (max))

The entrance hall has wooden flooring, carpeted stairs, a radiator, ceiling cornices, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Sitting Room

14'10" x 14'9" (max) (4.53m x 4.52m (max))

The sitting room has carpeted flooring, a radiator, cornices to the ceiling, a feature gas fire with a decorative surround, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Family Room

14'11" x 14'9" (max) (4.55m x 4.52m (max))

The family room has carpeted flooring, a radiator, cornices to the ceiling, recessed spotlights, bi-folding doors providing access to the kitchen/diner, a feature gas fire and a UPVC double-glazed window to the side elevation.

Kitchen/Diner

26'10" x 25'6" (max) (8.18m x 7.78m (max))

The kitchen is equipped with an array of fitted base and wall units complemented by worktops and splashbacks. It features an under-mounted double Belfast sink with a swan neck mixer tap, along with integrated a Neff oven and a combi, an induction hob, and dishwasher, as well as an extractor fan. Additionally, there's ample space for an American fridge freezer and wine cooler. A standout feature is an island with a breakfast bar. Other highlights include cornices to the ceiling, recessed spotlights, a vertical radiator, tiled flooring, a skylight lantern, and a UPVC double-glazed window overlooking the rear elevation.

The dining room boasts tiled flooring, a radiator, ceiling cornices, recessed spotlights, and a skylight lantern. Two UPVC double-glazed windows on the side elevation and two more overlooking the rear elevation. Double French doors open out to the rear garden.

Pantry

5'10" x 4'11" (max) (1.80m x 1.51m (max))

The pantry has courtesy lighting, partially tiled walls and ample storage space.

Utility Room

15'6" x 11'7" (max) (4.73m x 3.55m (max))

The utility room has a range of fitted base with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, access to the garage, a radiator, ceiling cornices, recessed spotlights, tiled flooring, an extractor fan, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access to the rear garden.

Shower Room

7'7" x 4'4" (2.33m x 1.34m)

The shower room has a low level dual flush W/C, a pedestal wash basin, a step bath with an shower fixture, partially tiled walls, a radiator, an extractor fan, ceiling cornices, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Office

7'10" x 5'10" (max) (2.39m x 1.79m (max))

The office has carpeted flooring, a radiator, ceiling cornices, recessed spotlights and a circular window.

FIRST FLOOR

Landing

13'1" x 11'10" (max) (3.99m x 3.61m (max))

The landing has carpeted flooring, a radiator, ceiling cornices, a large obscure stained glass window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'0" x 14'11" (max) (4.58m x 4.56m (max))

The main bedroom has carpeted flooring, a radiator, ceiling cornices, a ceiling rose with a decorative surround, two UPVC double-glazed windows to the side and rear elevations.

Bedroom Two

14'11" x 14'11" (max) (4.56m x 4.55m (max))

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

Corridor

19'5" x 3'0" (5.94m x 0.93m)

The corridor has carpeted flooring, a radiator, ceiling cornices, recessed spotlights and a UPVC double-glazed window to the side elevation.

Bedroom Three

15'6" x 12'2" (4.74m x 3.72m)

The third bedroom has carpeted flooring, a radiator, ceiling cornices, recessed spotlights, fitted wardrobes, access to the en-suite and two UPVC double-glazed windows to the side and rear elevations.

En-Suite

6'0" x 5'10" (1.85m x 1.78m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls and tiled flooring.

Bedroom Four

13'0" x 11'11" (max) (3.97m x 3.65m (max))

The fourth bedroom has carpeted flooring, a radiator, ceiling cornices, recessed spotlights, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'0" x 5'9" (1.85m x 1.77m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls and tiled flooring.

Bedroom 5

11'11" x 7'11" (3.64m x 2.42m)

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

Bathroom

11'10" x 9'4" (max) (3.61m x 2.85m (max))

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan, a wall-mounted Bluetooth illuminated mirror, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

At the front of the property lies a block-paved driveway offering off-road parking for several vehicles. The driveway provides access to the garage and is illuminated by courtesy lighting. Surrounding is mature trees, and the property is enclosed by a brick-wall boundary with double-gated access.

Garage

19'5" x 15'8" (max) (5.92m x 4.80m (max))

The garage has a courtesy lighting, power supply, ample storage space, access to the boiler room and an electric sectional door.

Boiler Room

7'6" x 3'3" (2.29m x 1.01m)

The boiler room has courtesy lighting and a wall-mounted boiler.

Rear

To the rear of the property is an enclosed garden with a block-paved patio area, a lawn, a brick-wall bedding area with a variety of established plants and shrubs, a paved patio area, a brick built summer house, a shed, courtesy lighting, fence panelling and brick-wall boundaries.

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

The vendor has informed us that the property has been extended. To confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band F

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.

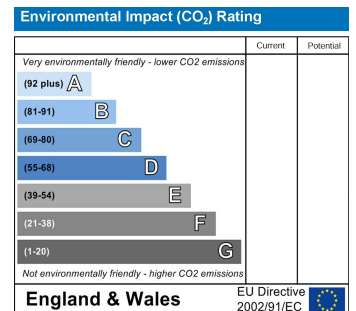
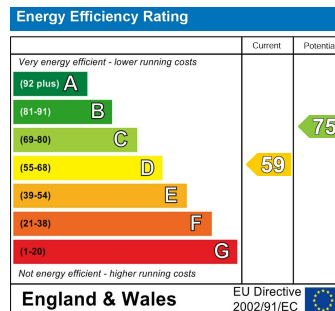
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Derby Road, Long Eaton, Derbyshire NG10 4AX

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.