

# HoldenCopley

PREPARE TO BE MOVED

Longmoor Road, Long Eaton, Derbyshire NG10 4FP

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£350,000



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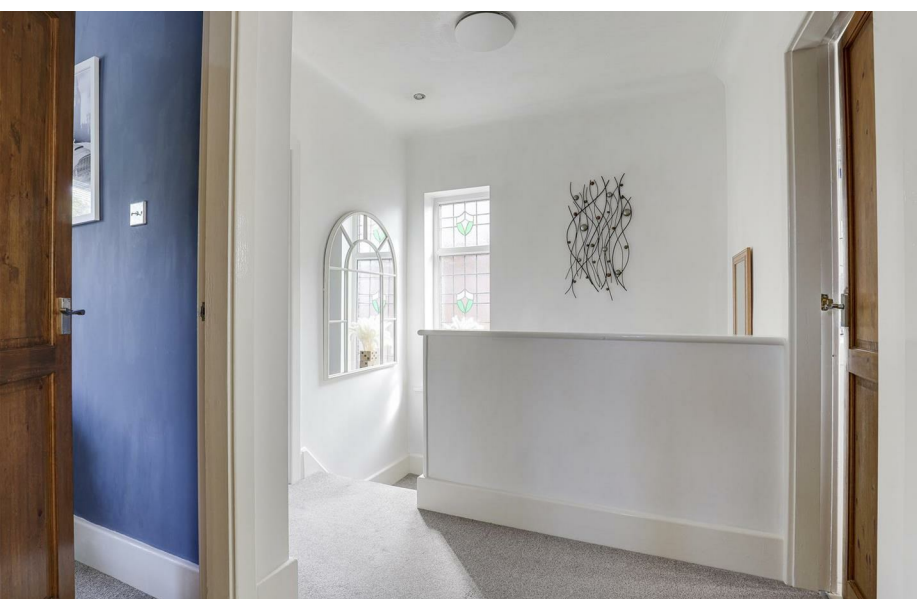
## DETACHED HOUSE...

Nestled within the heart of a vibrant community, this detached house presents an enticing opportunity for families seeking both convenience and comfort. Boasting proximity to local amenities such as shops, schools, and recreational facilities, as well as excellent transport links via the M1 and A52, this home is thoughtfully positioned for modern living. Upon entering, an entrance hall sets the tone for the inviting interiors that lie beyond. The ground floor unfolds to reveal a spacious living room, a fitted kitchen diner adorned with a breakfast bar, a convenient utility room, a ground floor W/C, and a delightful conservatory offering a tranquil space for relaxation or entertaining guests. Ascending to the first floor, three bedrooms await, complemented by a two-piece bathroom suite and a separate W/C, ensuring ample space and functionality for the growing family. Externally, the property boasts a block-paved driveway to the front, complete with courtesy lighting, providing convenient access to the rear and the garage. The garage itself offers ample storage, along with electrics, lighting, and an up-and-over door for added convenience. Meanwhile, the enclosed rear garden beckons with its patio areas perfect for al fresco dining, a shed for additional storage, and an outdoor tap for easy maintenance. Various planted borders, accompanied by established shrubs, trees, and bushes, while a well-maintained lawn and a gravelled area add to the charm of outdoor living. Notably, the property also offers access to a versatile outbuilding, currently utilised as a gym and equipped with lighting and electrics, providing endless possibilities for customization to suit individual needs.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Garage & Driveway
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has a double glazed obscure stain glassed window to the front elevation, wood-effect flooring, carpeted stairs, a column radiator, recessed spotlights, and a composite door providing access into the accommodation.

### Living Room

14'1" x 11'2" (4.31m x 3.41m)

The living room has double glazed bay windows to the front elevation, a TV point, a feature fireplace with a wooden surround and marble-effect hearth, a radiator, coving to the ceiling, and wood-effect flooring.

### Kitchen Diner

18'8" max x 13'5" max (5.71m max x 4.10m max)

The kitchen diner has a range of fitted base and wall units with solid wood worktops and a breakfast bar, a ceramic sink with a mixer tap and drainer, an integrated oven, an Induction hob, space for an under-counter fridge and freezer, space for a dining table, recessed spotlights, an in-built cupboard, two radiators, partially tiled walls, tiled and wood-effect flooring, a double glazed window to the side elevation, double French doors opening into the conservatory, and access into the utility room.

### Utility Room

5'5" x 4'4" (1.66m x 1.33m)

The utility room has fitted wall units with a worktop, space and plumbing for a washing machine and dishwasher, a wall-mounted heater, tiled splashback, tiled flooring, and a UPVC door to the rear garden.

### W/C

This space has a low flush W/C, a vanity-style wash basin with a tiled splashback, a heated towel rail, an extractor fan, and tiled flooring.

### Conservatory

9'8" x 9'5" (2.96m x 2.88m)

The conservatory has Porcelain tiled flooring, exposed brick walls, a Polycarbonate roof, UPVC double glazed window to the rear and side elevation, and a UPVC door providing access into the rear garden.

## FIRST FLOOR

### Landing

The landing has a window to the side elevation, an in-built cupboard, carpeted flooring, recessed spotlights, access into the bordered loft with lighting and a pull-down-ladder, and access to the first floor accommodation.

### Bedroom One

12'0" x 10'10" (3.67m x 3.31m)

The first bedroom has a double glazed bay window to the front elevation, a radiator, a picture rail, a range of fitted furniture including wardrobes, a dressing table and cupboards, and carpeted flooring.

### Bedroom Two

11'2" x 10'7" (3.42m x 3.23m)

The second bedroom has a double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, a dressing table and drawers, and carpeted flooring.

### Bedroom Three

8'2" x 6'6" (2.49m x 2.00m)

The third bedroom has a double glazed bay window to the rear elevation, a radiator, a range of fitted furniture including a wardrobe and cupboards, and carpeted flooring.

### Bathroom

7'8" x 4'6" (2.35m x 1.38m)

The bathroom has a double glazed obscure window to the side elevation, a vanity-style wash basin, a Jacuzzi bath with a wall-mounted rainfall shower head and handheld shower head fixture with a bi-folding shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

### W/C

This space has a double glazed semi circle window to the front elevation, a low level flush W/C, a vanity-style wash basin, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the is a block paved driveway with courtesy lighting, access to the rear of the property, and access to the garage.

### Garage

13'7" x 7'4" (4.16m x 2.24m)

The garage has ample storage, electrics, lighting, and an up-and-over door opening out to the driveway.

### Rear

To the rear of the property is an enclosed rear garden with patio areas, a shed, an outside tap, courtesy lighting, various planted borders with established shrubs, trees, bushes, a lawn, a gravelled area, and access to the gym.

### Gym

7'10" x 6'1" (2.41m x 1.86m)

The gym has a window, lighting, electrics, and a UPVC door opening out to the side elevation.

## 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.

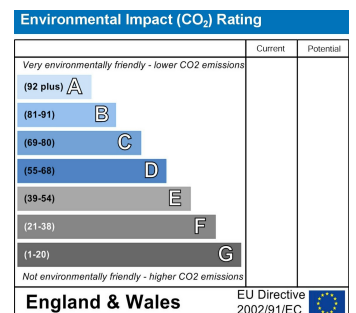
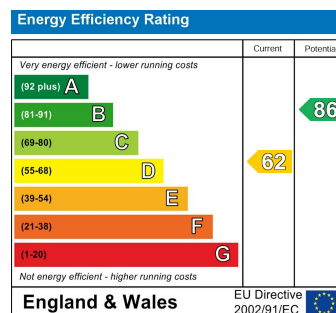
The vendor has advised the following:

Property Tenure is Freehold

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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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## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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