

HoldenCopley

PREPARE TO BE MOVED

Wilsthorpe Road, Long Eaton, Nottinghamshire NG10 4AA

£425,000

Wilthorpe Road, Long Eaton, Nottinghamshire NG10 4AA



DETACHED HOUSE...

Welcome to your new home! This detached house, perfectly situated just a short stroll from West Park, offers the ideal blend of comfort and convenience. Enjoy easy access to local amenities, including shops, schools, and much more, as well as excellent transport links via the M1 and A52. This detached house benefits from a full rewire and fuse box fitted in 2022 including the power to the shed at the end of the rear garden, outside lighting, a new shower, and all new smoke alarms throughout. Step inside to a welcoming entrance hall that leads you into the living room, where sliding patio doors open into a bright conservatory with seamless access to the rear garden. The ground floor also boasts a spacious kitchen diner, complete with a utility cupboard, and a utility room that leads into the cosy family room, which also offers direct access to the rear garden. The ground floor also benefits from a W/C. On the first floor, you will find three well-proportioned bedrooms and a three-piece shower room. The exterior of the property is equally impressive, with a front driveway accommodating several vehicles, planted borders, courtesy lighting, steps leading up to a seating area, and gated access to the rear garden. The enclosed rear garden features courtesy lighting, a patio area, two sheds, a well-maintained lawn, planted borders, an additional patio seating area, and a secure fence panelled boundary.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Conservatory
- Family Room
- Fitted Kitchen Diner & Utility Room
- Shower Room & Ground Floor W/C
- Off Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 6'5" (3.86m x 1.96m)

The entrance hall has tiled flooring, carpeted stairs, two radiators, a UPVC double glazed obscure window to the side elevation, solid mahogany double glazed window to the front elevation, and a solid mahogany door providing access into the accommodation.

Living Room

14'6" x 12'3" (max) (4.42m x 3.74m (max))

The living room has carpeted flooring, a TV point, a feature fireplace, a radiator, and sliding patio doors providing access into the conservatory.

W/C

5'8" x 3'4" (1.73m x 1.02m)

This space has a low level flush W/C, a wall-mounted wash basin, an extractor fan, a waterproof splashback, and vinyl flooring.

Conservatory

9'8" x 9'3" (2.95m x 2.82m)

The conservatory has carpeted flooring, UPVC double glazed windows, a lantern style roof, and double French doors opening out to the rear garden.

Kitchen/Diner

19'1" x 11'11" (max) (5.84m x 3.65m (max))

The kitchen diner 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 for two fridge freezers, tiled flooring, two solid mahogany double glazed windows to the front and rear elevation, and a solid mahogany door opening out to the rear garden.

Utility Cupboard

6'1" x 3'0" (1.86m x 0.92m)

The utility cupboard has a window to the front elevation, space and plumbing for a washing machine, and tiled flooring.

Utility Room

17'7" x 8'6" (5.37m x 2.60m)

The utility room has exposed flooring, electrics, lighting, two UPVC double glazed windows to the rear side elevation, a UPVC door opening out to the rear garden, and access into the family room.

Family Room

12'8" x 11'8" (3.88m x 3.56m)

The family room has two UPVC double glazed windows to the rear and side elevation, a radiator, a fitted bar, painted concrete flooring, and a solid mahogany door opening out to the rear garden.

FIRST FLOOR

Landing

10'8" x 10'0" (max) (3.27m x 3.05m (max))

The landing has a solid mahogany double glazed window to the front elevation, woo-effect laminate flooring, access into the loft via a drop-down ladder, and access to the first floor accommodation.

Bedroom One

12'4" x 11'3" (max) (3.76m x 3.43m (max))

The first bedroom has a solid mahogany window to the rear elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Two

13'5" x 8'9" (4.09m x 2.67m)

The second bedroom has a solid mahogany window to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Three

9'11" x 10'2" (max) (3.04m x 3.12m (max))

The third bedroom has a solid mahogany window to the front elevation, a radiator, and an open in-built cupboard, and wood-effect flooring.

Shower Room

6'4" x 6'0" (1.95m x 1.85m)

The shower room has a solid mahogany double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, a radiator, a shaver socket, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, planted borders, courtesy lighting, steps up to a seating area, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio area, two sheds, a lawn, planted borders, a further patio seating area with another metre of garden, and 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.

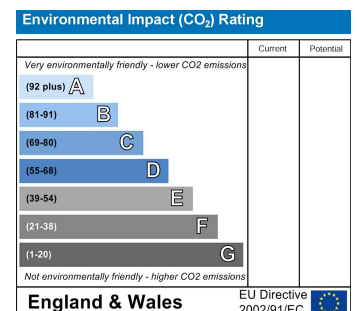
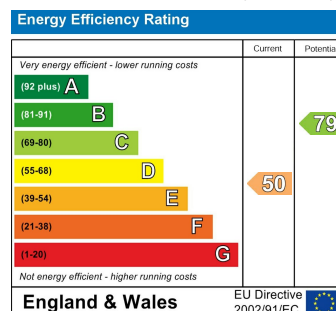
The vendor has advised the following:

Property Tenure is Freehold

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.



Wilsthorpe Road, Long Eaton, Nottinghamshire NG10 4AA

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 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.