

HoldenCopley

PREPARE TO BE MOVED

York Road, Long Eaton, Derbyshire NG10 4NJ

Guide Price £380,000 - £375,000

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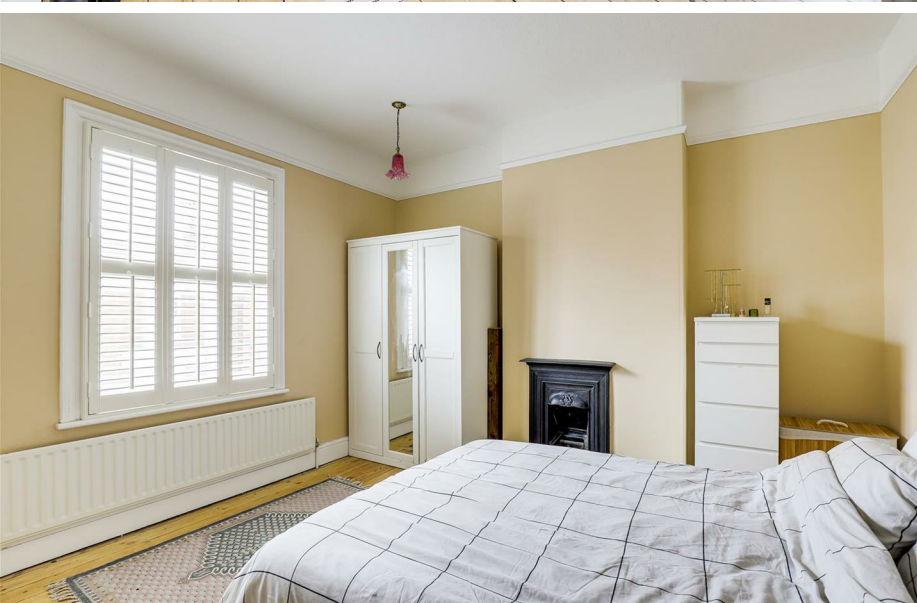
GUIDE PRICE: £380,000 - £400,000

BURSTING WITH CHARACTER...

This three bedroom detached house benefits from having a new kitchen fitted with modern units and a new bathroom as well as re-decoration throughout the property combined with tasteful original features including fireplaces, exposed brick walls, stained-glass windows and much more, adding to the abundance of character that is on offer! This property is exceptionally well-presented and boasts spacious accommodation, making it the perfect purchase for any family buyers. Situated in a popular location within close proximity to various local amenities and facilities, excellent school catchments and easy commuting links via the M1. Internally, to the ground floor there is an entrance hall, two reception rooms and a stylish kitchen diner with a feature breakfast bar island and a separate utility room. Upstairs on the first floor is a galleried landing providing access to three double bedrooms and a modern bathroom suite with matte black accents. Outside to the rear is an enclosed garden benefiting from seating areas, a shed and a summer house.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen Diner
- Separate Utility Room
- Modern Bathroom Suite
- Original Features Throughout
- Garden With Shed & Summer House
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 8'10" (1.22m x 2.71m)

The entrance hall has parquet-style flooring, a radiator, coving to the ceiling, a decorative ceiling arch, wall-mounted coat hooks and a single wooden door with a stained-glass insert and overhead providing access into the accommodation

Living Room

12'4" x 12'4" (3.77m x 3.78m)

The living room has sash windows with bespoke fitted shutters to the front elevation, wooden flooring, an exposed brick chimney breast with a log-burner and a tiled hearth, coving to the ceiling, a picture rail and a radiator

Dining Room

12'2" x 12'11" (3.71m x 3.95m)

The dining room has sash windows with bespoke fitted shutters to the front elevation, wooden flooring, an exposed brick chimney breast with a log-burner and a tiled hearth, coving to the ceiling, a picture rail, a radiator and open access into the kitchen

Kitchen

18'0" x 11'4" (5.50m x 3.46m)

The kitchen has a range of fitted shaker-style base and wall units with a feature breakfast bar island, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, space for a range cooker, an extractor fan, an integrated fridge freezer, tiled splashback, parquet-style flooring, recessed spotlights, a sash window with bespoke fitted shutters to the rear elevation, full height panelled windows and double French doors opening out to the rear garden

Utility Room

7'4" x 6'3" (2.24m x 1.91m)

The utility room has space and plumbing for a washing machine, space for a tumble dryer, quarry tiled flooring and a single-glazed window to the side elevation

FIRST FLOOR

Landing

6'6" x 15'11" (1.99m x 4.86m)

The landing has a stained-glass sash window to the front elevation, wooden flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

12'3" x 12'5" (3.73m x 3.78m)

The first bedroom has a sash window with bespoke fitted shutters to the front elevation, wooden flooring, a radiator, an original open fireplace with tiled hearth and a picture rail

Bedroom Two

12'1" x 12'7" (3.70m x 3.85m)

The second bedroom has a sash window with bespoke fitted shutters to the front elevation, wooden flooring, a radiator, an original open fireplace with tiled hearth and a picture rail

Bedroom Three

10'5" x 11'4" (3.18m x 3.47m)

The third bedroom has a sash window with bespoke fitted shutters to the rear elevation, wooden flooring, a radiator and an original open fireplace with tiled hearth

Bathroom

6'10" x 7'6" (2.09m x 2.29m)

The bathroom has a low level flush W/C, a vanity unit wash basin, a *P* shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, tiled flooring, a dado rail, a heated towel rail, recessed spotlights, a modern extractor fan and a sash window with bespoke fitted shutters to the side elevation

OUTSIDE

Front

To the front of the property is the availability for on-street parking and gated access to the sides of the property

Rear

To the rear of the property is an enclosed garden with patio areas, a lawn, raised planters, a range of mature trees, plants and shrubs, a shed, a log-store, courtesy lighting, brick boundary walls and a summer house

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- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

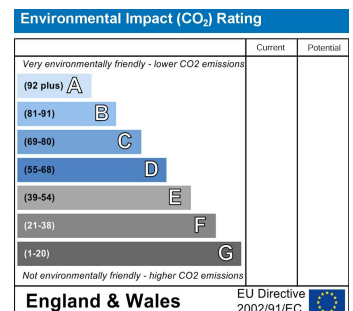
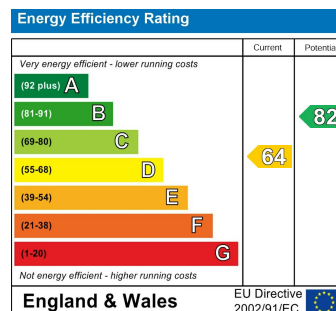
The vendor has advised the following:

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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