

# HoldenCopley

PREPARE TO BE MOVED

Brookside Close, Long Eaton, Derbyshire NG10 4AQ

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Guide Price £400,000 - £425,000

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### THE PERFECT FAMILY HOME...

Nestled in a quiet cul-de-sac, this four-bedroom detached family home boasts spacious accommodation spanning across three floors, whilst being exceptionally well-presented throughout and offers unparalleled views over West Park. Situated in the popular location of Long Eaton, residents benefit from proximity to excellent local schools, shops, and parks. Long Eaton Town Centre, with its array of supermarkets and healthcare facilities, is within walking distance. The property also enjoys excellent transport links, with nearby bus routes and easy access to major roads such as the A52, A50, and M1. Both East Midlands Airport and Long Eaton train station are just a short drive away, making this home ideal for commuters and families alike. Upon entering, you are welcomed by a spacious hallway leading to an open-plan living and dining area, perfect for family gatherings and entertaining guests. The well-appointed kitchen includes modern fitted units and built-in storage, providing ample space for culinary endeavors. The first floor houses three generously sized bedrooms, a family bathroom, and a separate W/C, while the second floor is dedicated to the master bedroom, offering breathtaking views of the park. Externally, the property includes a driveway with an electric car charging point installed and a garage, complemented by an enclosed rear garden with lush lawns, multiple seating areas and vibrant flower beds, creating a private oasis for outdoor relaxation.

MUST BE VIEWED





- Three-Storey Detached House
- Four Bedrooms
- Modern Fitted Kitchen With Pantry
- Open Plan Living & Dining Room
- Stylish Bathroom With Separate W/C
- Driveway With EV Car-Charging Point & Single Garage
- Well-Maintained Garden With Decking Area
- Quiet Cul-De-Sac Location
- Fantastic Views Over West Park
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'10" x 6'7" (max) (3.92m x 2.02m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, carpeted stairs with decorative wooden spindles, an in-built under stair cupboard, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living & Dining Room

23'3" x 12'4" (max) (7.11m x 3.78m (max))

The open plan living and dining room has carpeted flooring, coving to the ceiling, recessed spotlights, a TV point, a UPVC double-glazed window to the front elevation, two radiators, a wall-mounted gas fireplace, and double French doors opening out to the rear garden.

### Kitchen

9'11" x 8'9" (max) (3.03m x 2.69m (max))

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated fridge freezer, space for a cooker, an extractor fan and stainless steel splashback, space and plumbing for a washing machine and a slimline dishwasher, plinth lighting, under-cabinet lighting, LED coloured over-the-cabinet lighting, recessed spotlights, tiled flooring, an in-built pantry cupboard, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

### Pantry

3'1" x 1'8" (0.94m x 0.52m )

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

### Bedroom Two

12'4" x 11'6" (max) (3.77m x 3.52m (max))

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

### Bedroom Three

11'5" x 9'4" (3.48m x 2.87m )

The third bedroom has a UPVC double-glazed window to the rear elevation, a ceiling fan light, carpeted flooring, and a radiator.

### Bedroom Four

6'11" x 6'7" (2.13m x 2.01m )

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

### Bathroom

6'3" x 5'5" (1.91m x 1.66m )

The bathroom has a countertop wash basin with fitted storage underneath and plinth lighting, a Jacuzzi-style bath with an overhead rainfall shower, a handheld shower head and a shower screen, a chrome heated towel rail and additional rail, fully tiled walls, wood-effect flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### W/C

6'0" x 2'8" (1.84m x 0.82m )

This space has a concealed dual flush W/C, a wall-mounted wash basin, tiled splashback, wood-effect flooring, and an extractor fan.

## SECOND FLOOR

### Upper Landing

8'2" x 4'0" (2.50m x 1.24m )

The upper landing has carpeted flooring and provides access to the second floor accommodation.

### Bedroom One

19'3" x 17'2" (max) (5.88m x 5.25m (max))

The first bedroom has two UPVC double-glazed windows to the rear elevation, a Velux window, carpeted flooring, eaves storage, a radiator, and split face tile feature walls.

## OUTSIDE

### Front

To the front of the property is a lawned garden with a range of decorative plants and shrubs, a block-paved driveway, an electric car charging point installed, and access into the garage.

## Garage

16'0" x 8'1" (4.89m x 2.48m )

The garage has a window to the side elevation, power points, a ceiling strip light, a single door leading out to the garden and an up and over door opening out onto the driveway.

### Rear

To the rear of the property is a private enclosed garden with a decking and block-paved patio area, a lawn, blue slate chippings, a range of plants and shrubs, an outdoor tap, courtesy lighting, access into the garage, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

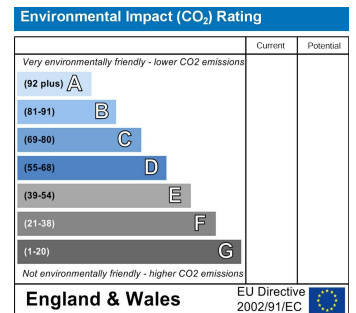
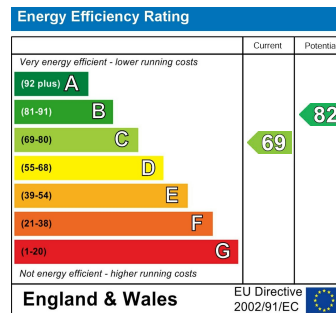
The vendor has advised the following:

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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