

HoldenCopley

PREPARE TO BE MOVED

Hawthorne Avenue, Long Eaton, Derbyshire NG10 3NF

Guide Price £240,000

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GUIDE PRICE £240,000 TO £260,000

PERFECT FOR A RANGE OF BUYERS...

This extended four-bedroom end-terraced house offers spacious accommodation across two well-designed floors, making it an ideal choice for both first-time buyers and growing families. Situated in a sought-after location, the property is just a short walk from a variety of local amenities, well-regarded schools, and excellent transport links, including the Long Eaton Train Station and the M1 motorway. The ground floor welcomes you with a bright porch and entrance hall, leading to a living room, a modern kitchen diner perfect for family meals, a convenient W/C, and a practical utility room. Additionally, there is a versatile playroom that could easily serve as a home office or additional living space. Upstairs, the first floor features four bedrooms, all serviced by a stylish four-piece bathroom suite, with the master bedroom enjoying a private W/C. Outside, the property benefits from a driveway at the front, providing off-road parking, while the rear boasts a large garden complete with multiple seating areas and two useful sheds, ideal for outdoor entertaining and storage. This home offers a perfect blend of space, comfort, and convenience.

MUST BE VIEWED





- End-Terraced House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Utility & W/C
- Four-Piece Bathroom Suite
- Generous-Sized Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

4'7" x 2'6" (max) (1.42m x 0.77m (max))

The porch has UPVC double-glazed obscure windows and a single UPVC door providing access into the accommodation.

Entrance Hall

4'11" x 3'8" (max) (1.50m x 1.14m (max))

The entrance hall has carpeted flooring, a radiator, a wall-mounted consumer unit, and a single UPVC door via the porch.

Living Room

15'10" x 13'7" (max) (4.84m x 4.16m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a TV point, and a recessed chimney breast alcove.

Kitchen/Diner

17'1" x 8'10" (max) (5.21m x 2.70m (max))

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, splashback and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, wood-effect and carpeted flooring, a radiator, and UPVC double-glazed windows to the side and rear elevation.

W/C

9'7" x 2'7" (2.93m x 0.79m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, vinyl flooring, a chrome heated towel rail, a wall-mounted boiler, and a UPVC double-glazed obscure window to the side elevation.

Utility

7'1" x 5'10" (max) (2.16m x 1.79m (max))

The utility has space for a tumble-dryer and other appliances, carpeted flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Corridor

6'9" x 3'2" (2.08m x 0.99m)

The corridor has wood-effect flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Playroom

11'2" x 9'6" (3.41m x 2.91m)

This versatile room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and recessed spotlights.

FIRST FLOOR

Landing

20'8" x 9'10" (max) (6.32m x 3.00m (max))

The landing has carpeted flooring, UPVC double-glazed windows to the side elevation, a radiator, and provides access to the first floor accommodation.

Bedroom One

13'7" x 10'4" (max) (4.16m x 3.16m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail, and access into a W/C.

W/C

4'7" x 2'11" (1.41m x 0.91m)

This space has a low level dual flush W/C, a wash basin, and a wall-mounted shelf.

Bedroom Two

12'1" x 6'11" (max) (3.70m x 2.11m (max))

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

Bedroom Three

10'2" x 9'5" (max) (3.10m x 2.89m (max))

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

Bedroom Four

8'11" x 6'4" (2.72m x 1.95m)

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

Bathroom

10'4" x 6'1" (3.15m x 1.87m)

The bathroom has a low level dual flush W/C, a countertop wash basin with storage underneath, a corner fitted shower enclosure with a mains-fed shower, a freestanding slipper bath with a floor standing mixer tap and shower head, an electrical shaving point, wood-effect flooring, tiled splashback, a heated chrome towel rail, an extractor fan, access to the loft, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a large patio area, two timber sheds, a lawn and an artificial lawn, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)c

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for Surface water / very low risk for 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 A

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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