Holden Copley PREPARE TO BE MOVED

Hawthorne Avenue, Long Eaton, Derbyshire NGIO 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 MI 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

 $4^{*}7" \times 2^{*}6" \text{ (max) (I.42m} \times 0.77m \text{ (max))}$

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

Entrance Hall

 $4^{*}II'' \times 3^{*}8'' \text{ (max) (I.50m} \times \text{I.14m (max))}$

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} " × 13^{7} " (max) (4.84m × 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

 $17^{*}1" \times 8^{*}10" \text{ (max) } (5.2 \text{Im} \times 2.70 \text{m (max)})$

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" × 2°7" (2.93m × 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} " × 5^{10} " (max) (2.16m × 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} " × 3^{2} " (2.08m × 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

 $II^2 \times 9^6 (3.4 \text{Im} \times 2.9 \text{Im})$

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} " × 9^{10} " (max) (6.32m × 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

 $13^{*}7'' \times 10^{*}4'' \text{ (max) } (4.16\text{m} \times 3.16\text{m} \text{ (max)})$

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

 $4*7" \times 2*II" (I.4Im \times 0.9Im)$

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

Bedroom Two

 12^{1} " × 6^{1} " (max) (3.70m × 2.1lm (max))

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

Bedroom Three

 10^{2} " \times 9 5 " (max) (3.10m \times 2.89m (max))

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

Bedroom Four

 $8^{\circ}II'' \times 6^{\circ}4'' (2.72m \times 1.95m)$

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

Bathroom

 $10^{\circ}4'' \times 6^{\circ}1'' (3.15m \times 1.87m)$

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.

Real

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

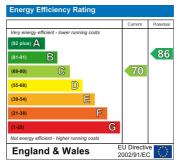
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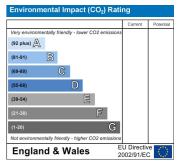
The vendor has advised the following: Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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