

# HoldenCopley

PREPARE TO BE MOVED

Wilmot Street, Long Eaton, Derbyshire NG10 3DQ

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Offers Over £280,000

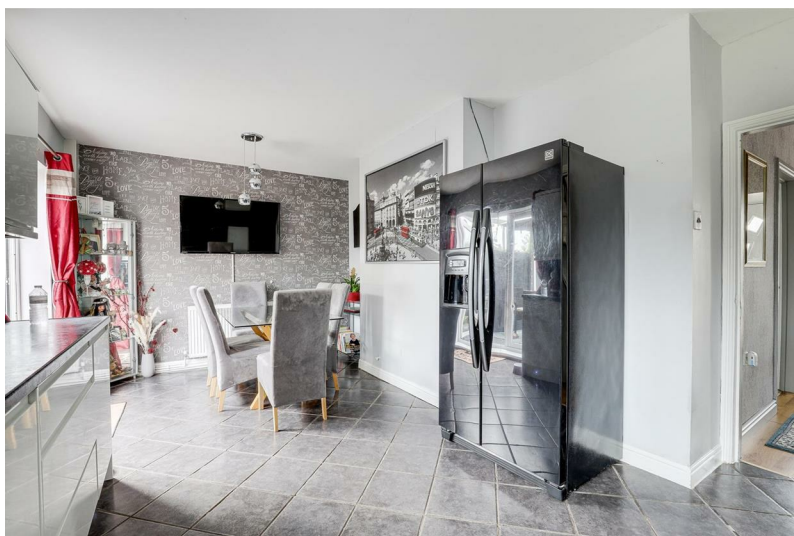
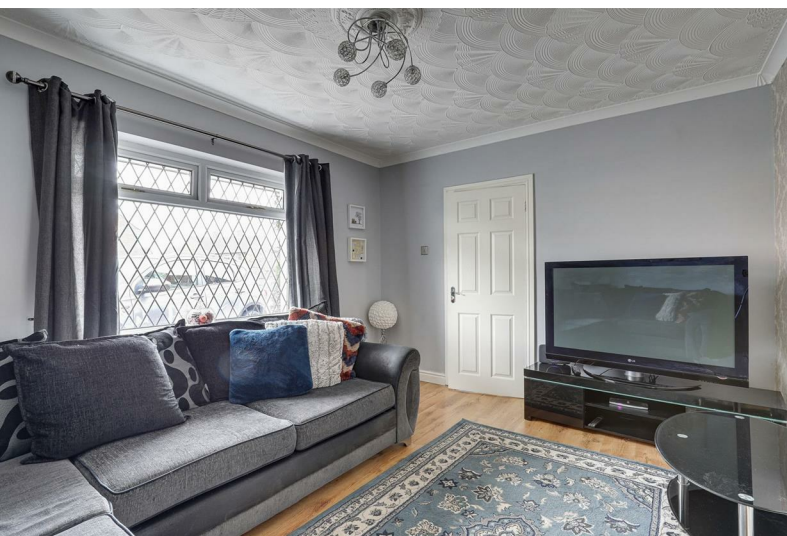
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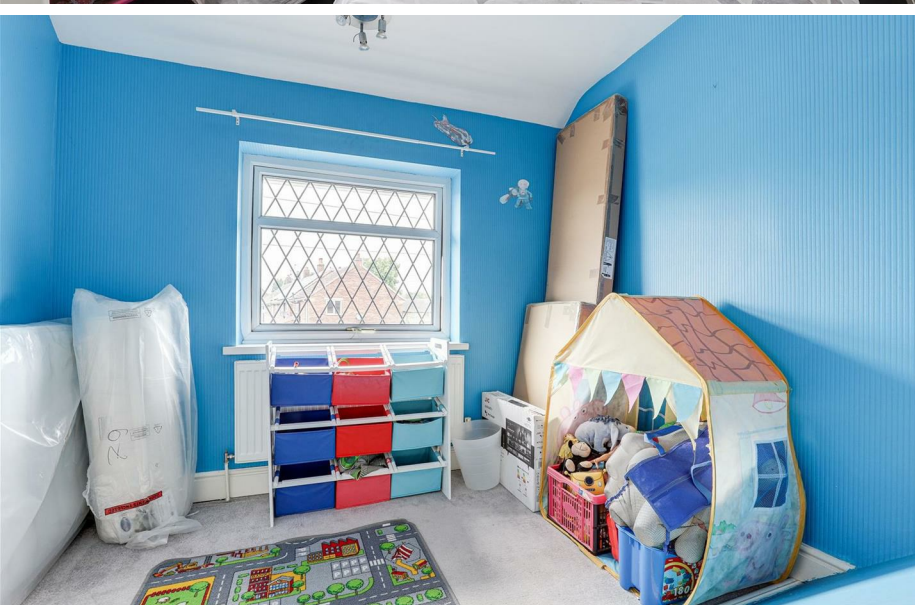
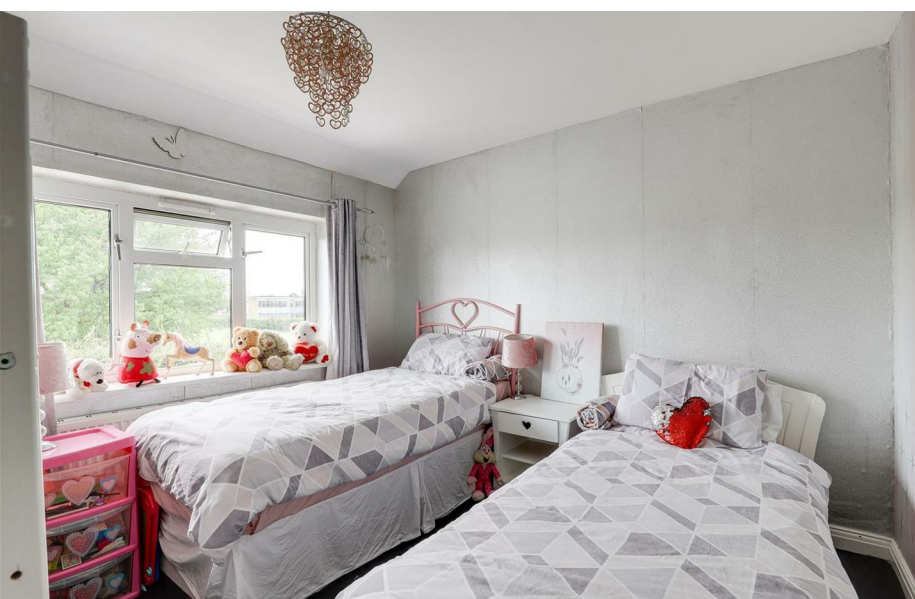


## WELL-PRESENTED THROUGHOUT...

This well-presented four-bedroom semi-detached house offers an ideal family living experience, combining space, style, and convenience. Nestled in a popular location with easy access to local amenities and excellent commuting links, including the M1. The ground floor greets you with a welcoming entrance hall that leads into a cosy reception room, perfect for relaxing or entertaining guests. The heart of the home is the spacious and modern kitchen diner, which boasts contemporary fixtures and fittings. Double French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living spaces. Additionally, the ground floor features a convenient W/C, accessible via the garage, adding practicality to the home's design. On the upper level, you'll find three generously sized double bedrooms and a comfortable single bedroom, all serviced by a stylish four-piece bathroom suite. Externally, the property features a block-paved driveway at the front, offering off-road parking for multiple vehicles. The garage, decorative stones, and a selection of plants and shrubs enhance the property's kerb appeal. To the rear, an enclosed garden awaits, complete with a lawn, a decked seating area under a wooden pergola, and a variety of plants and shrubs, making it an ideal outdoor space.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'10" x 12'0" (1.79m x 3.67m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, access to the garage, and a single composite door providing access into the accommodation.

### Living Room

13'4" x 11'1" (4.08m x 3.40m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

### Kitchen

12'0" x 19'7" (3.66m x 5.99m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, space for a range cooker, an extractor fan, partially tiled walls, plinth lighting, recessed spotlights, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double French door opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

13'3" x 11'1" (4.06m x 3.38m)

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

### Bedroom Two

13'6" x 10'6" (4.12m x 3.22m)

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

### Bedroom Three

14'4" x 6'3" (4.39m x 1.93m)

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

### Bedroom Four

8'2" x 8'9" (2.49m x 2.69m)

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

### Bathroom

5'5" x 15'3" (1.67m x 4.67m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring and three UPVC double-glazed obscure windows to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, decorative stones, courtesy lighting, plants and shrubs and fence panelling boundaries.

### Garage

6'7" x 25'1" (2.01m x 7.66m)

The garage has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a radiator, access to the W/C, a single UPVC door providing access to the rear garden and an up-and-over door,

### W/C

2'6" x 6'0" (0.78m x 1.85m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## Rear

To the rear of the property is an enclosed garden with a lawn, a decked seating area, a wooden pergola, a shed, plants and shrubs and fence panelling boundaries.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

## 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 Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

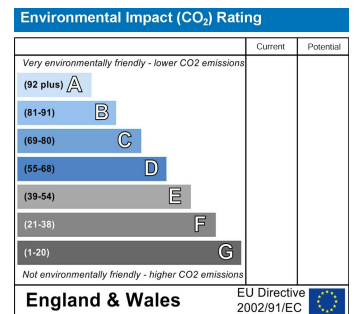
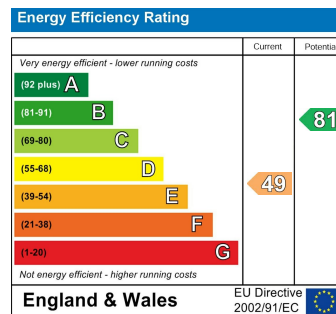
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

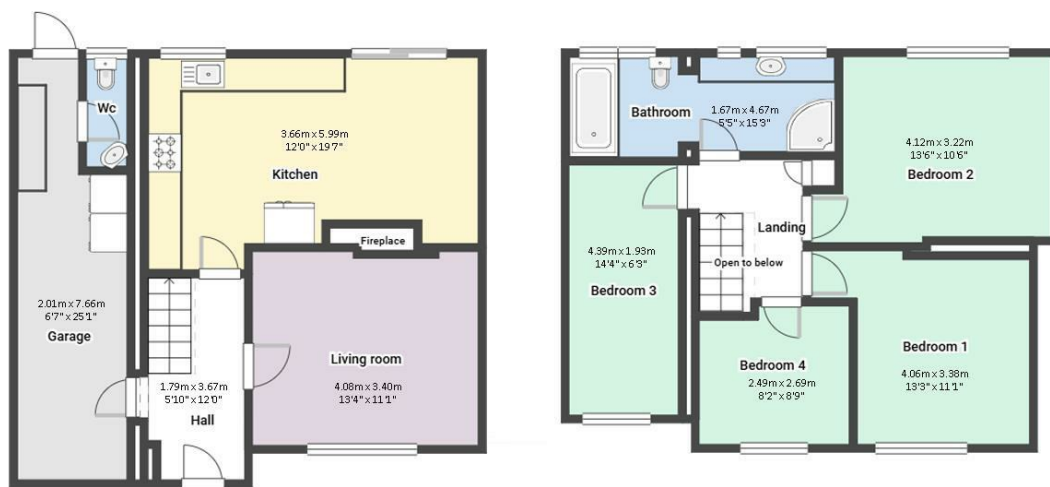
Any Legal Restrictions – No

Other Material Issues – No



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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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