

HoldenCopley

PREPARE TO BE MOVED

Abbott Street, Long Eaton, Nottinghamshire NG10 1DF

Guide Price £425,000 - £450,000

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DETACHED COTTAGE...

This well-presented extended detached cottage, situated in a desirable location close to West Park, provides easy access to excellent transport links via the M1 and is conveniently near shops, schools, and other local amenities. With its spacious layout and family-friendly design, this property is ideal for a growing family looking for both comfort and convenience. As you enter the property, you are greeted by a welcoming hallway that leads into a generously sized living room. The living room flows seamlessly into the adjoining dining room. From the dining area, you have access to a bright and airy conservatory. The conservatory features sliding patio doors that open out onto the rear garden. Off the conservatory, you will find a three-piece shower room and a separate utility room. A second hallway on the ground floor leads to the heart of the home – a spacious kitchen diner. This kitchen is perfect for cooking and dining. Moving upstairs, the first floor features three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, providing excellent storage solutions. Completing the first floor is a and three-piece family bathroom suite. The exterior of the property is equally impressive. To the front, there is gated access that leads to the rear of the property, ensuring privacy and security. The rear garden is designed for low maintenance and is fully enclosed, making it a safe and ideal space for children and pets. A block-paved driveway provides off-road parking and leads to a double garage, offering ample space for vehicles or storage. The garden also boasts a gravelled area, a spacious seating area under a pergola, and a greenhouse for those with a green thumb. Raised borders, planted with a variety of plants, add to the charm of the garden, and the fence-panelled boundary provides a sense of seclusion. Additionally, the garden benefits from double gated access.

MUST BE VIEWED





- Detached Cottage
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor Shower Room
- Double Garage
- South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Hall

The hall has two UPVC double glazed windows to the side elevation, carpeted stairs, and a composite door providing access into the accommodation.

Living Room

10'11" x 13'0" (3.35m x 3.97m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed chimney alcove with a log burner, a radiator, coving to the ceiling, carpeted flooring, and open access into the dining room.

Dining Room

9'8" x 10'7" (2.97m x 3.24m)

The dining room has carpeted flooring, coving to the ceiling, and double French doors opening to the conservatory.

Kitchen/Diner

11'4" x 22'6" (3.46m x 6.87m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel corner sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a ceramic hob and extractor fan, space for a fridge freezer, space for a dining table, a radiator, painted wooden beams to the ceiling, wood-effect flooring, three UPVC double glazed windows to the front, rear and side elevation, and a UPVC door opening out to the side garden.

Conservatory

12'10" x 13'6" (3.92m x 4.13m)

The conservatory has a wooden framed double glazed window to the side elevation, a TV point, two Velux windows, wood-effect flooring, and sliding patio doors opening to the rear garden.

Utility

4'9" x 4'5" (1.47m x 1.35m)

The utility room has space and plumbing for a washing machine, and space for a tumble dryer.

Shower Room

7'1" x 4'9" (2.17m x 1.45m)

The shower room has a wooden framed double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, partially tiled walls, and wood-effect flooring

FIRST FLOOR

Landing

The landing has carpeted flooring, a dado rail, access into the loft via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

9'4" x 13'1" (2.85m x 4.00m)

The first bedroom has UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

9'10" x 11'6" (3.01m x 3.51m)

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

Bedroom Three

9'1" x 8'5" (2.79m x 2.57m)

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

Bathroom

9'0" x 5'9" (2.76m x 1.76m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a "P" shaped bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, waterproof boarding, and tiled flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed low-maintenance with a block paved driveway to the double garage, gravelled area with a further spacious seating area, a Pergola, a greenhouse, planted raised borders, a fence panelled boundary, and double gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band

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.

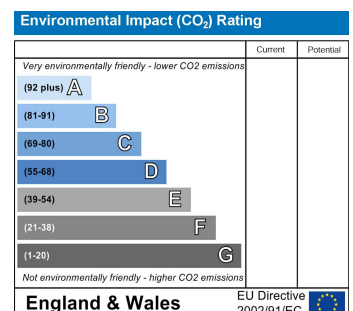
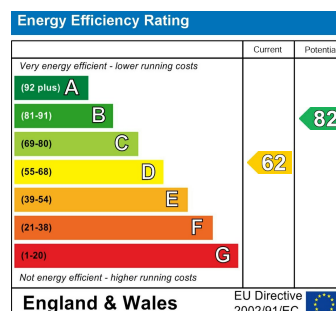
The vendor has advised the following:

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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