

HoldenCopley

PREPARE TO BE MOVED

Cheviot Road, Long Eaton, Derbyshire NG10 4FU

Offers Over £260,000

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LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached house occupies a generous corner plot, offering spacious accommodation both inside and out, with excellent potential for further development (with planning permission currently pending). Located in a quiet residential area, the property enjoys easy access to the M1, making it ideal for commuters, while also being within reach of good school catchments and local amenities. The ground floor features an entrance hall, a comfortable living room with a charming feature fireplace, and a fitted kitchen that is open-plan to the dining room. A pantry and separate utility room provide added convenience. On the first floor, three generously sized bedrooms are serviced by a well-appointed bathroom suite. Outside, the front of the property offers ample off-road parking, with access to a single garage. To the rear, the garden is beautifully maintained, featuring a patio, lawn, pond, and a summer house, creating an ideal outdoor retreat.

MUST BE VIEWED





- Corner Plot Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen & Dining Room
- Pantry & Utility Room
- Three-Piece Bathroom Suite
- Well Maintained Garden With Pond
- Ample Off-Road Parking & Garage
- Close To Commuting Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 2'11" (1.24m x 0.90m)

The entrance hall has wood-effect flooring, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

16'11" x 12'10" (max) (5.16m x 3.92m (max))

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, two radiators, carpeted stairs to the first floor, and a feature fireplace with a decorative surround.

Kitchen/Diner

16'11" x 9'6" (5.16m x 2.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker, an extractor fan, space for an under-counter fridge, vinyl flooring, a wall-mounted boiler, access into the pantry, tiled splashback, a UPVC double-glazed window to the rear elevation, and open plan to the dining room, which has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Pantry

5'2" x 2'7" (1.60m x 0.80m)

Utility

8'7" x 8'6" (2.62m x 2.61m)

The utility has a Belfast style sink, a rolled-edge worktop and a wall-mounted cabinet, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble-dryer, carpeted flooring, exposed brick walls, coving to the ceiling with ceiling tiles, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the rear garden.

FIRST FLOOR

Landing

8'9" x 6'2" (2.68m x 1.89m)

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

Bedroom One

11'10" x 10'6" (max) (3.63m x 3.21m (max))

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

Bedroom Two

10'8" x 10'6" (max) (3.26m x 3.21m (max))

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

Bedroom Three

8'1" x 6'7" (2.48m x 2.02m)

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

Bathroom

6'8" x 5'6" (2.05m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, wood-effect flooring, partially tiled walls, a chrome heated towel rail, a panelled ceiling, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, access into the garage, and gated access to the rear garden.

Garage

16'0" x 8'7" (4.89m x 2.62m)

The garage has lighting and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a gravelled border, a range of trees, plants and shrubs, a pond, a summer house, a timber shed, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & the sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues –No
- The land to the side of the property is included within this plot and price.

DISCLAIMER

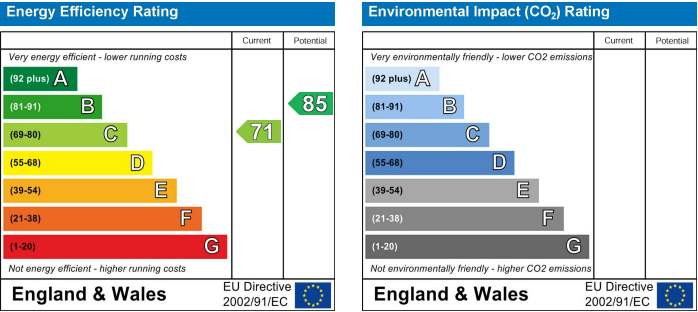
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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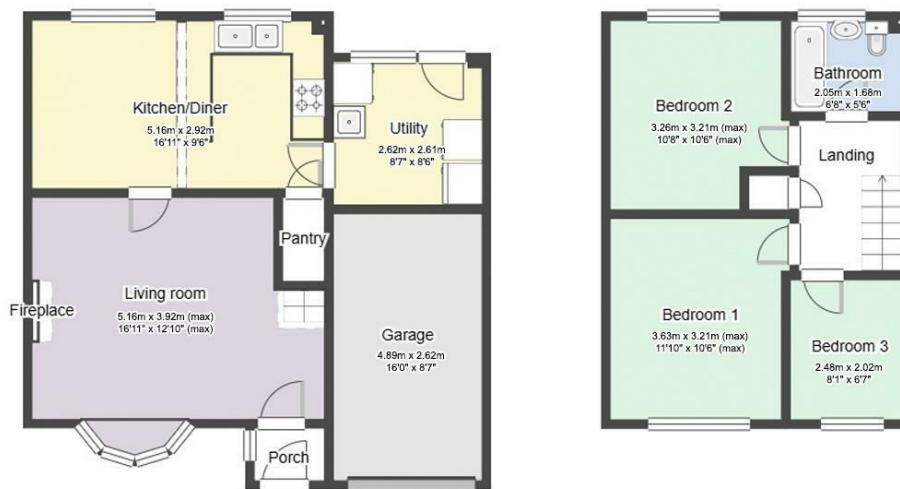
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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