

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Long Eaton, Nottinghamshire NG10 4AX

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Guide Price £775,000



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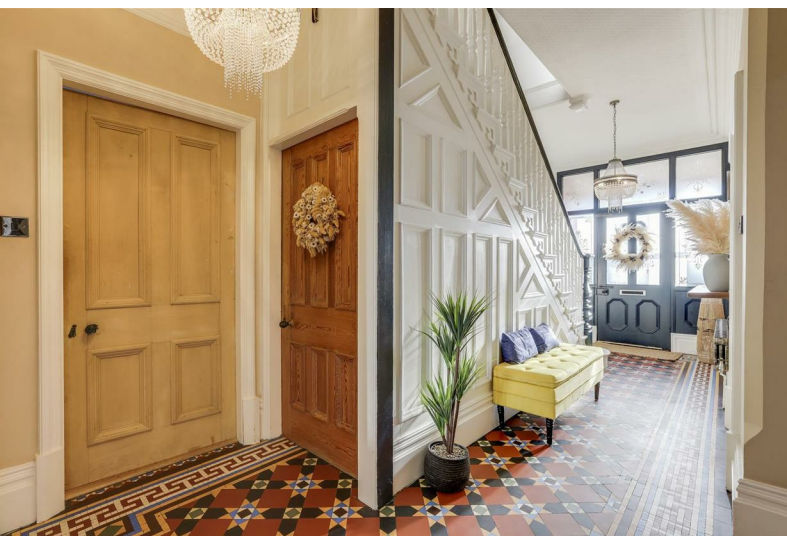




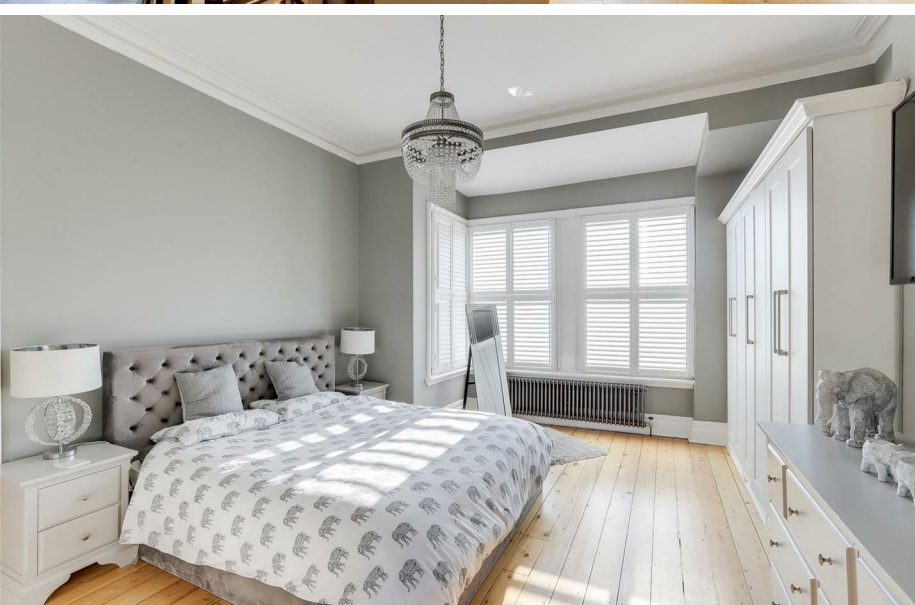
GUIDE PRICE £775,000 - £825,000

### IMPRESSIVE EDWARDIAN RESIDENCE WITH MODERN FEATURES AND PERIOD CHARM...

This double-fronted Edwardian home offers exceptional space and style, with six double bedrooms arranged across two floors, blending timeless period features with modern enhancements. The property retains many of its original features, including Minton tiled flooring in the reception hall, pine doors, cornices, picture rails, and exposed wood flooring. The windows have been sympathetically updated with sash-style replacements, complete with bespoke fitted shutters in key rooms, maintaining the character of the home. The ground floor begins with an inviting reception hall featuring a staircase with wood panelling and access to a basement. Three reception rooms provide versatile living spaces, while the highlight is the extended kitchen diner. Recently refitted with high-quality Shaker-style units, granite worktops, and integrated appliances, this space is perfect for modern family life, with two sets of bi-fold doors opening onto the private rear garden. A large utility/laundry room and a ground-floor w.c. add practicality to the layout. The first-floor landing leads to four double bedrooms, one of which boasts a en-suite bathroom with a roll-top bath and walk-in shower. A family bathroom and storage cupboard complete this level. The second floor provides two further double bedrooms with vaulted ceilings and a full bathroom, creating an ideal space for older children or extended family seeking independence within the home. Outside, the rear garden has been landscaped for low maintenance, featuring a patio with space for a hot tub and an artificial lawn. A private drive accessed from Douglas Road leads to a triple garage at the rear, offering ample parking or workspace potential, ideal for car enthusiasts or home-based businesses. This remarkable residence seamlessly combines Edwardian elegance with modern living. This property must be seen to be fully appreciated







- An Expansive Detached Edwardian House
- Six Double Bedrooms Over Two Floors
- Three Reception Rooms
- A Recently Fitted Modern Diner With Integrated Appliances
- Ground Floor W/C, Utility Room & Cellar
- Four Piece En-Suite To One Bedroom & Two Further Bathroom Suites
- Private Landscaped Low Maintenance Rear Garden
- Detached Triple Garage To The Rear With A Large Driveway
- Original Features Throughout
- Must Be Viewed









## LOCATION

Situated within easy access to Long Eaton town centre, which offers a variety of shops, supermarkets, cafes, and restaurants, catering to daily needs and leisure. Residents benefit from outstanding transport links, including Long Eaton train station, offering regular services to Nottingham, Derby, and beyond. The proximity to the M1 motorway and A52 ensures swift connections to major cities and East Midlands Airport, making it ideal for those who travel frequently. For families, Derby Road is within reach of highly regarded schools, including Trent College, a prestigious independent school, as well as excellent state primary and secondary options. The area also offers green spaces such as West Park and Erewash Canal, perfect for outdoor activities and relaxation.

## BASEMENT

### Cellar

21'10" x 10'0" (max) (6.66m x 3.06m (max))

The cellar has a window to the front elevation, lighting and ample storage space.

## GROUND FLOOR

### Porch

9'6" x 4'5" (max) (2.90m x 1.37m (max))

The porch has original Minton tiled flooring, an exterior light and a single composite door providing access into the accommodation with full length double-glazed windows to either side.

### Entrance Hall

21'9" x 9'11" (max) (6.64m x 3.03m (max))

The entrance hall has original Minton tiled flooring, the original feature balustrade with side panelling, a carpeted stair runner, an under the stairs door leading to the cellar, a column radiator, original pine doors to all rooms off the hallway, cornice to the ceiling, a picture rail and the original front door with two inset ornate glazed panels and matching side panels above and to either side.

### Sitting Room

14'9" x 14'0" (max) (4.52m x 4.28m (max))

The sitting room has a double-glazed sash style bay window with bespoke fitted shutters to the front elevation and a double-glazed sash style window with bespoke fitted shutters to the side elevation, wooden flooring, a column radiator and cornice to the ceiling and walls.

### Living Room

18'2" x 13'11" (max) (5.55m x 4.25m (max))

The living room has a UPVC double-glazed sash style window with bespoke fitted shutters to the front elevation, two original circular stained glass windows to the side elevation, pine flooring, a column radiator, an original open cast iron fireplace with decorative tiles and a tiled hearth, original ornamental plaster to the ceiling, cornice to the ceiling and a picture rail.

### Dining Room

17'1" x 13'10" (max) (5.23m x 4.22m (max))

The dining room has double-glazed sash style windows to the front, rear and side elevations, wooden flooring, a column radiator, an original cast iron fireplace with a decorative surround and mirror, cornice to the ceiling and walls, a picture rail, a ceiling rose and double French doors with a stained glass window above providing access out to the side of the property.

### Kitchen/Diner

26'2" x 22'6" (max) (7.98m x 6.87m (max))

The kitchen diner has a range of bespoke shaker style fitted base and wall units with granite worktops and a matching kitchen island breakfast bar with a five ring gas hob and an extractor fan unit in a dropped ceiling feature with LED lighting, kickboard lighting, recessed spotlights, an integrated dishwasher, two ovens and a microwave, a large fridge-freezer, a pull out recycling bin cupboard, an inset sink and a half with draining grooves and a swan neck mixer tap, wooden Herringbone flooring, two column radiators, a vertical column radiator, a TV point, a feature brick wall with fitted shelves to either side, recessed spotlights and a cylindrical wood burning stove, two velux windows and two sets of bi-folding doors providing access out to the garden.

### Utility Room

11'11" x 11'5" (max) (3.64m x 3.48m (max))

The utility room has a range of fitted base and wall units with wooden worktops, a Belfast sink, space and plumbing for a washing machine and tumble dryer, wooden flooring, coat hooks and an extractor fan.

### W/C

8'6" x 5'5" (max) (2.60m x 1.67m (max))

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tiled flooring, a column radiator, original fitted drawers and cupboards and an opaque double-glazed sash style window to the side elevation.

## FIRST FLOOR

### Landing

21'9" x 9'11" (6.63m x 3.03m )

The landing has UPVC double-glazed sash style windows to the front elevation, carpeted flooring, a column radiator, cornice to the wall and ceiling, a picture rail and original pine doors leading to all rooms off the landing.

### Airing Cupboard

11'6" x 3'6" (max) (3.52m x 1.09m (max))

The airing cupboard has an opaque double-glazed window to the rear elevation, shelving, a Worcester Bosch wall-mounted boiler and a Worcester hot water storage tank.

### Corridor

5'11" x 3'2" (1.56m x 0.97m )

The corridor has carpeted flooring and access to the loft.

### Master Bedroom

21'6" x 13'8" (max) (6.56m x 4.19m (max))

The main bedroom has UPVC double-glazed sash style windows to the side and rear elevations, pine flooring, a column radiator and a TV point.

### Bedroom Two

18'3" x 14'0" (max) (5.57m x 4.27m (max))

The second bedroom has UPVC double-glazed sash style windows with bespoke fitted shutters to the front and side elevations, pine flooring, a column radiator, fitted wardrobes, a TV point, cornice to the walls and ceiling and access into the en-suite.

### En-Suite

11'6" x 8'0" (max) (3.53m x 2.44m (max))

The en-suite has a low level flush W/C, a pedestal wash basin, a double ended roll top bath with central taps and a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower, partially tiled walls, laminate flooring, a chrome heated towel rail, an original cast iron fireplace with decorative tiles, cornice to the wall and ceiling, recessed spotlights and an opaque double-glazed window to the rear elevation.

### Bathroom

10'4" x 8'2" (max) (3.17m x 2.50m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed over the head rainfall shower and a glass shower screen, tile-effect flooring, partially tiled walls, a radiator with a chrome heated towel rail and an opaque double-glazed sash style window to the rear elevation.

### Bedroom Three

14'2" x 13'9" (4.33m x 4.21m )

The third bedroom has double-glazed sash style windows to the rear and side elevations, pine flooring, a column radiator, cornice to the walls and ceiling and a single door providing access into bedroom four.

### Bedroom Four

15'0" x 14'0" (max) (4.58m x 4.28m (max))

The fourth bedroom has a double-glazed sash style bay window with bespoke fitted shutters to the front elevation, a double-glazed sash style window with bespoke fitted shutters to the side elevation, pine flooring, a vertical column radiator, cornice to the wall and ceiling and a picture rail.

## SECOND FLOOR

### Landing

13'6" x 12'4" (max) (4.14m x 3.76m (max))

The landing has double-glazed windows to the rear elevation, carpeted flooring and provides access to the second floor accommodation.

### Bedroom Five

23'2" x 15'10" (max) (7.07m x 4.85m (max))

The fifth bedroom has double-glazed sash style windows with a safety balustrade to the side elevation, a velux window, wooden flooring, a radiator and a TV point.

### Bedroom Six

19'0" x 8'2" (max) (5.80m x 2.50m (max))

The sixth bedroom has a double-glazed window to the front elevation, a velux window, wooden flooring, a radiator, a TV point, and an open wardrobe/storage space.

### Bathroom

15'0" x 9'3" (max) (4.58m x 2.82m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a bespoke fitted mirror and light above, a double-ended roll top bath with central mixer taps and a hand-held shower, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a velux window.

## OUTSIDE

### Front

To the front of the property is a garden with a brick wall boundary and mature shrubs, double wooden gates providing access to a path that leads to the front door and a wrought iron gate that provides access to the rear.

### Rear

To the rear of the property is a private enclosed garden with a brick wall boundary which features fencing above, outdoor power points, courtesy lighting, an outdoor tap, a slabbed patio area, space for a hot tub, an artificial lawn, mature trees and shrubs and a large private presscrete driveway with a detached triple garage.

## 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 - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band F

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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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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