

HoldenCopley

PREPARE TO BE MOVED

Wilsthorpe Road, Long Eaton, Derbyshire NG10 3LJ

Guide Price £475,000 - £500,000

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THE PERFECT FAMILY HOME...

This substantial detached house, located in the sought-after area of Long Eaton, is ideally situated close to a range of local amenities, excellent schools, and transport links, with easy access to the M1 for seamless commuting. Perfect for a growing family, this well-presented property offers spacious accommodation throughout, ready to move in. The ground floor features a welcoming entrance hall, a convenient WC, and a large living room with a charming square bay window, filling the space with natural light. A modern fitted kitchen with a range of integrated appliances, including a quartz breakfast bar, flows open-plan into the dining room, where double sliding patio doors lead out to the landscaped rear garden. Additionally, there's a utility room for added convenience. The first floor boasts five generously sized bedrooms, all serviced by a stylish family bathroom, with the master benefiting from its own en-suite. Outside, the front of the property offers a driveway with space for multiple cars, leading to the integral garage, while the rear garden is a delightful outdoor space featuring multiple seating areas, a shed, and newly replanted plants, creating a peaceful retreat. This home offers everything a family could need for comfortable, modern living in a prime location.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Spacious Living Room
- Modern Open Plan Kitchen & Dining Room
- Utility & W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Large Driveway & Integral Garage
- South-Facing Private Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'4" x 6'2" (max) (6.22m x 1.89m (max))
The entrance hall has Amtico flooring, an in-built double door cupboard, carpeted stairs, an under-stair cupboard, recessed spotlights, a radiator, UPVC double-glazed panelled obscure windows to the front elevation, and a single door providing access into the accommodation.

W/C

4'5" x 2'6" (1.36m x 0.77m)
This space has a concealed dual flush W/C, a wash basin with fitted storage cupboard, Amtico flooring, a radiator, an extractor fan, and a singular recessed spotlight.

Living Room

21'10" x 11'0" (max) (6.66m x 3.37m (max))
The living room has carpeted flooring, coving to the ceiling, two vertical radiators, a TV point, recessed spotlights, and a UPVC double-glazed square bay window to the front elevation.

Dining Room

18'7" x 9'9" (max) (5.67m x 2.99m (max))
The dining room has Amtico flooring, recessed spotlights, a vertical radiator, double sliding patio doors opening out to the rear garden, and open plan to the kitchen.

Kitchen

13'9" x 7'6" (4.20m x 2.30m)
The kitchen has a range of fitted shaker-style base and wall units with Quartz worktops and breakfast bar, an undermount sink with a Quooker tap and draining grooves, an integrated Bosch combi microwave oven, an integrated Bosch oven, an AEG induction hob, an integrated fridge freezer, an integrated dishwasher, Amtico flooring, recessed spotlights, and double-glazed windows to the rear elevation.

Utility Room

7'4" x 6'1" (2.26m x 1.86m)
The utility room has fitted shaker-style base and wall units with a Quartz worktop, an integrated washing machine, an integrated tumble-dryer, Amtico flooring, a radiator, recessed spotlights, and a single door providing side access.

FIRST FLOOR

Landing

12'2" x 11'4" (max) (3.73m x 3.47m (max))
The landing has carpeted flooring, an in-built airing cupboard, coving to the ceiling, recessed spotlights, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

14'7" x 13'5" (max) (4.45m x 4.09m (max))
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a fitted sliding mirrored door wardrobe, and access to the en-suite.

En-Suite

5'11" x 5'11" (max) (1.82m x 1.82m (max))
The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a walk-in shower enclosure with an overhead rainfall shower, wall-mounted fixtures and a recessed wall alcove, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'4" x 9'11" (3.77m x 3.03m)
The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, coving to the ceiling, and a radiator.

Bedroom Three

10'7" x 9'10" (3.24m x 3.02m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Four

10'7" x 9'10" (3.24m x 3.02m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Five

9'3" x 7'5" (2.82m x 2.28m)
The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

6'7" x 6'6" (2.03m x 2.00)
The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, an electrical shaving point, a panelled double-ended bath with an overhead rainfall shower, wall-mounted fixtures and a glass shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, access into the garage, courtesy lighting, and gated entry to the side and rear garden.

Garage

15'9" x 8'2" (4.81m x 2.51m)
The garage has a window to the side elevation, lighting, power points, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private south-facing garden with a separate decked and patio area, blue slate chippings, a range of decorative plants and shrubs, a wooden pergola, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks -
- Broadband Speed - **Mbps
- Phone Signal – 3G / 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area -
- Non-Standard Construction –
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

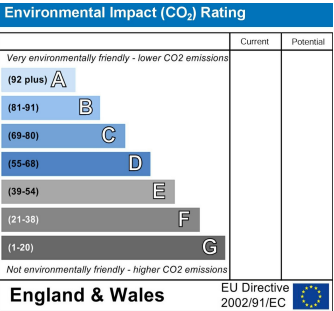
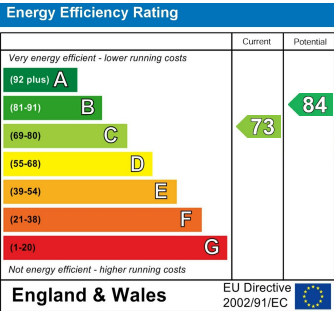
Council Tax Band Rating - Council - Band
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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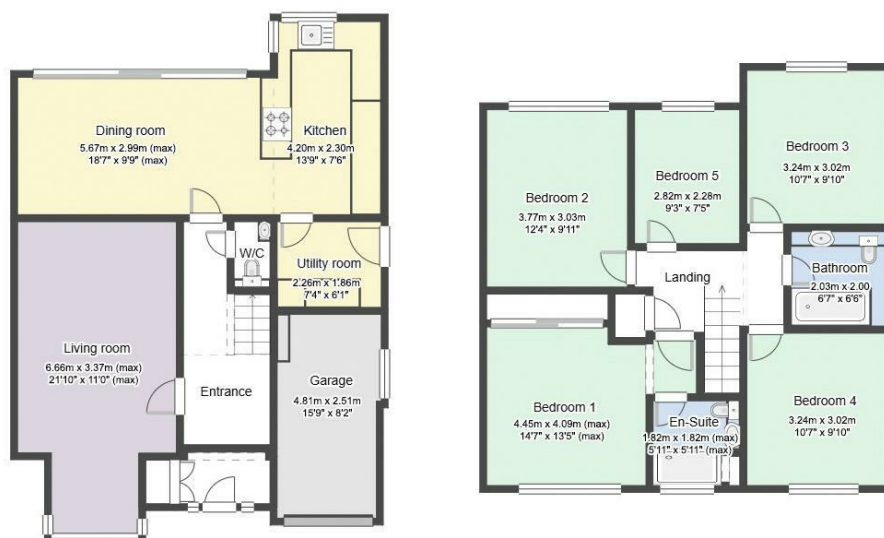
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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