

HoldenCopley

PREPARE TO BE MOVED

Porlock Close, Long Eaton, Nottinghamshire NG10 4NZ

Guide Price £400,000 - £450,000

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GUIDE PRICE £400,000 - £425,000

VERSATILE DETACHED HOUSE WITH ONE BEDROOM ANNEXE...

Tucked away in a quiet cul-de-sac, this impressive four-bedroom detached home offers spacious and versatile accommodation, making it perfect for growing families or those seeking additional living options. A standout feature is the self-contained one-bedroom annexe, ideal for older family members, individuals requiring single-level living, or as a potential rental opportunity for extra income. The ground floor comprises an entrance hall, a generous reception room, a well-appointed fitted kitchen, and a dining room. The annexe is accessed via a separate porch and includes a comfortable bedroom, a shower room, a living area, and a fitted kitchen with a vaulted ceiling. Upstairs, four well-proportioned bedrooms are accompanied by a shower room, with additional storage available in the boarded loft. Externally, the property boasts a large block-paved driveway to the front, providing ample off-road parking. The private rear garden is beautifully maintained, featuring a patio, a decked seating area, a well-kept lawn, mature flower beds, and trees, alongside three wooden storage sheds and a greenhouse. Conveniently located close to shops, excellent transport links, and great schools, this versatile home offers endless possibilities for comfortable family living.

MUST BE VIEWED





- Versatile Detached House
- Self Contained One Bedroom Annexe
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Off-Road Parking
- Beautifully Maintained Rear Garden
- Quiet Cul-De-Sac Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'6" x 6'2" (3.21m x 1.90m)

The entrance hall has tiled flooring, carpeted stairs, an under the stairs cupboard, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

17'6" x 13'9" (5.34m x 4.21m)

The living room has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, two radiators, a stove style freestanding fireplace with a decorative surround and coving.

Kitchen

10'6" max x 11'0" (3.21m max x 3.37m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding range cooker with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and open access into the dining room.

Dining Room

21'7" x 6'2" (6.58m x 1.90m)

The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, two radiators, a built-in cupboard, wall-mounted light fixtures, coving and UPVC double French doors providing access out to the garden.

Annexe Porch

6'0" x 2'11" (1.83m x 0.91m)

The annexe porch has UPVC double-glazed windows to the rear and side elevations, tiled flooring, a polycarbonate roof and a single UPVC door providing access into the accommodation.

Annexe Bedroom

9'8" max x 9'0" (2.96m max x 2.76m)

The annexe bedroom has UPVC sliding patio doors, carpeted flooring, a radiator, fitted cupboards and over the head cupboards and access into the boarded loft.

Annexe Shower Room

6'9" x 6'5" (2.06m x 1.98m)

The annexe shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, tiled flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Annexe Living Room

16'3" max x 7'8" (4.96m max x 2.35m)

The annexe living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and open access into the kitchen.

Annexe Kitchen

19'3" x 6'5" (5.87m x 1.97m)

The annexe kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, tile-effect flooring, a radiator, partially tiled walls, wall-mounted light fixtures, a vaulted ceiling, velux windows and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

16'9" max x 7'6" max (5.11m max x 2.29m max)

The landing has carpeted flooring, a radiator, a built-in cupboard, coving and provides access to the first floor accommodation.

Master Bedroom

15'3" max x 14'0" (4.66m max x 4.28m)

The main bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, two radiators, a fitted floor to ceiling wardrobe and coving.

Bedroom Two

11'10" max x 11'2" (3.63m max x 3.42m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, built-in cupboards, a built-in wardrobe, access into the boarded loft and coving.

Bedroom Three

10'11" max x 6'5" (3.34m max x 1.98m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe and coving.

Bedroom Four

7'8" x 8'9" (2.36m x 2.68m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator and coving.

Shower Room

7'8" x 5'6" (2.35m x 1.68m)

The shower room has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with an electric shower, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear there is a private garden with a fence panelled boundary, a patio, a decked area, a lawn and mature flower/tree beds with three wooden storage sheds and a greenhouse.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 70 Mbps (Highest available download speed) 18 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G and 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 D

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.

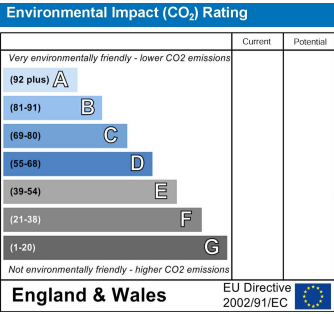
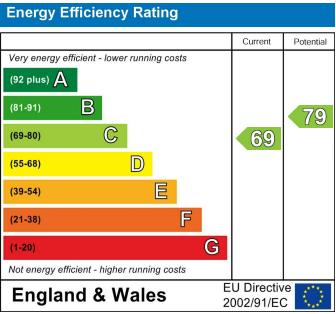
The vendor has advised the following:

Property Tenure is Freehold

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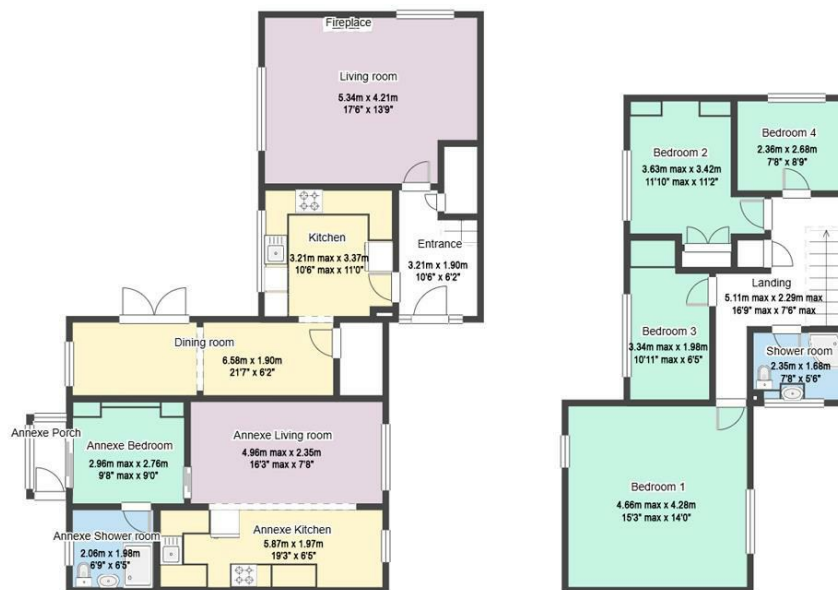
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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