

# HoldenCopley

PREPARE TO BE MOVED

William Street, Long Eaton, Derbyshire NG10 4GD

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Guide Price £220,000

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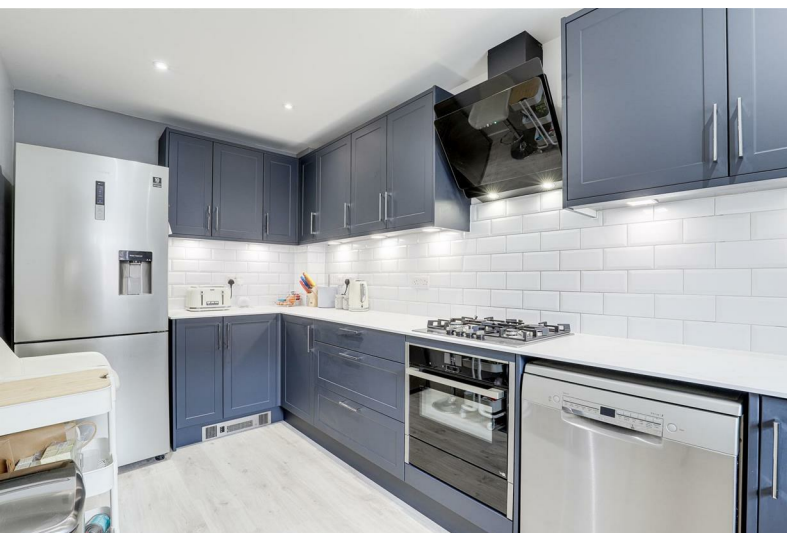


GUIDE PRICE £220,000 - £260,000

### MODERN FAMILY HOME...

This beautifully presented three-bedroom semi-detached home is spread over three levels, offering modern living in a sought-after residential area. On the ground floor is an entrance hall with a convenient W/C, a modern fully fitted kitchen and a spacious living area featuring a custom-built media wall, plenty of space for a dining table and bifolding doors that open out on to the rear garden. The first floor hosts two generous double bedrooms, one of which benefits from built-in fitted wardrobes, along with a three-piece family bathroom and the second floor hosts the master bedroom that benefits from an en-suite. Externally, the property features a driveway providing off-street parking at the front. To the rear, a well-maintained enclosed garden includes a patio area and a lawn, ideal for outdoor relaxation. Situated in a convenient residential location, this home provides easy access to local shops, schools, and amenities, as well as excellent transport links via the M1 and A52.

MUST BE VIEWED





- Semi-Detached House
- Three-Storey
- Three Bedrooms
- Spacious Living Room With Bifolding Doors
- Modern Fitted Kitchen
- Two Bathroom Suites
- Enclosed Rear Garden
- Driveway For Two Cars
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5\*11" x 1466\*6" (1.81m x 447m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built under stair cupboard, recessed spotlights, and a single composite door providing access into the accommodation.

W/C

2\*3" x 6\*5" (0.71m x 1.96m)

This space has a low level dual flush W/C, a pedestal wash basin with taps, an extractor fan, a radiator, a singular recessed spotlight, and vinyl flooring.

Kitchen

14\*4" x 7\*1" (4.39m x 2.17m)

The kitchen has fitted base and wall units with a marble effect worktop, a ceramic sink and half with a swan neck mixer tap, an integrated oven with a gas hob, an extrator fan, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, partially tiled walls, wood-effect flooring, and a UPVC double-glazed window to the front elevation.

Living Room

14\*7" x 13\*3" (4.45m x 4.04m)

The living room has wood-effect flooring, a radiator, a TV point, a custom-built media wall with in-built storage and recessed spotlights, space for a dining table, and bifold doors opening on to the rear garden.

FIRST FLOOR

Landing

6\*3" x 16\*9" (1.91m x 5.12m)

The landing has carpeted flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom Two

11\*3" x 11\*5" (3.45m x 3.49m)

The second bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

6\*10" x 8\*9" (2.09m x 2.69m)

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

Bathroom

6\*9" x 7\*6" (2.07m x 2.31m)

The bathroom has a low level dual flush W/C combined with a wash basin and fitted storage, an L-shaped panelled bath with an overhead thermostatic rainfall shower and hand-held shower head, a shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, vinyl flooring, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accomodation.

Master Bedroom

13\*5" x 9\*11" (4.10m x 3.04m)

The master bedroom has carpeted flooring, two radiators, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

En-Suite

7\*1" x 6\*11" max (2.16m x 2.11m max)

The en-suite has a low level dual fish W/C, a pedestal wash basin, a chrome heated towel rail, a shower enclosure, recessed spotlights, vinyl flooring, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with off-street parking and gated access to the rear.

Rear

To the rear of the property is a garden with a patio area, a lawn, a graveled area with various plants, and fence panelled boundaries.

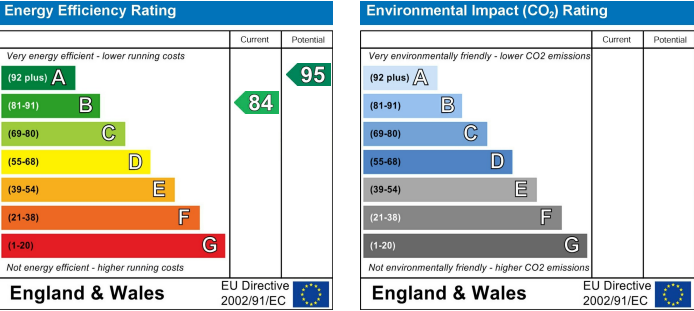
ADDITIONAL INFORMATION

- Broadband Networks - Openreach & Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal - Good 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 - No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No

DISCLAIMER

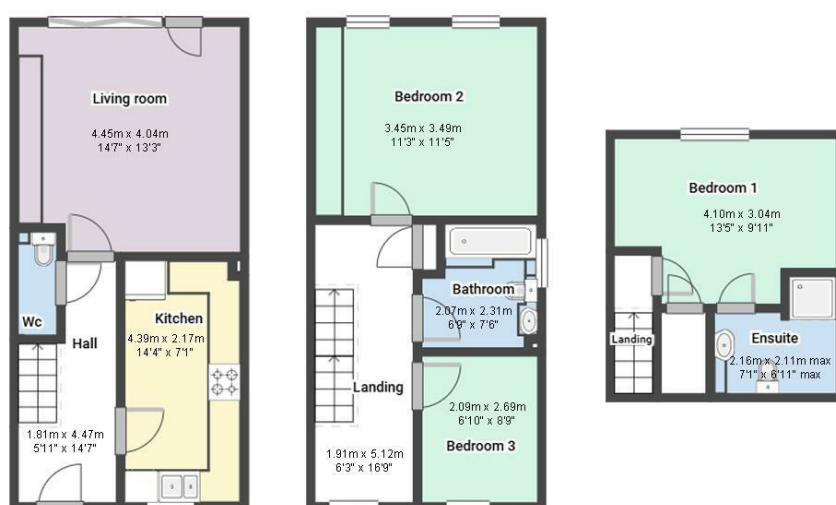
Council Tax Band Rating - Erewash Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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