

# HoldenCopley

PREPARE TO BE MOVED

Pennyfields Boulevard, Long Eaton, Derbyshire NG10 3QJ

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Guide Price £425,000



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GUIDE PRICE: £425,000 - £450,000

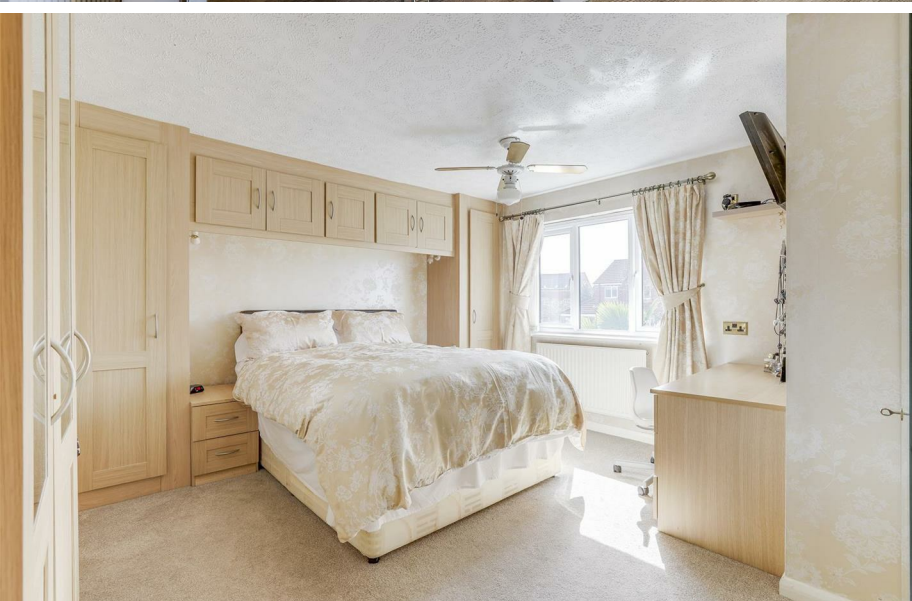
#### DETACHED FAMILY HOME...

Situated in a sought-after location with easy access to West Park, Long Eaton, excellent transport links via the M1, and close proximity to all local amenities, this impressive four-bedroom detached family home offers spacious and versatile living throughout perfect for modern family life. Upon entering the property, you are welcomed into a bright and inviting living room, complete with a charming feature fireplace and flowing seamlessly into the dining room. From here, sliding patio doors open into a generous orangery with under-floor heating, boasting bi-folding doors that lead out to the rear garden ideal for indoor-outdoor living. The heart of the home is a stylish modern kitchen diner, offering ample space for cooking and entertaining, with convenient access into a utility room and a ground floor W/C. To the first floor, the property features four well-proportioned bedrooms, including the master bedroom with en-suite room, alongside a contemporary three-piece family bathroom suite. Externally, the front of the property offers a neat gravelled and planted garden, courtesy lighting, and a block-paved driveway providing access to the integral garage. A secure side gate leads to the rear, where you'll find a low-maintenance enclosed garden featuring a patio area, artificial lawn, fence panelled boundaries, and your very own private swimming pool and Hot Tub. To top it off, there is a versatile garden room, currently used as a bar perfect for entertaining guests year-round.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner & Utility Room
- Orangery
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden With A Swimming Pool
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'4" x 5'10" (max) (5.00m x 1.80m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, a full-height double glazed window to the front elevation, and a composite door providing access into the accommodation.

Living Room

16'5" x 10'11" (5.02m x 3.34m )

The living room has a UPVC double glazes window to the front elevation, two radiator, a TV point, coving to the ceiling, a feature fireplace , and carpeted flooring.

Dining Room

9'10" x 9'0" (max) (3.02m x 2.76m (max))

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and sliding patio door opening into the conservatory.

Orangery

19'1" x 7'9" (5.82m x 2.37m )

The orangery has wood-effect flooring with under-floor heating, a lantern style roof, recessed spotlights, two bi-folding doors providing access to the rear garden.

Kitchen/Diner

10'9" x 9'10" (3.28m x 3.02m )

The kitchen diner has a range of modern fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, an integrated wind cooler, space for a dining table, a radiator, wood-effect flooring, a UPVC double glazed window to the rear elevation, and access into the utility room.

Utility Room

6'7" x 5'5" (2.02m x 1.66m )

The utility room has a worktop, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, wood-effect flooring, a UPVC double glazed window to the side elevation, and composite door opening to the rear garden.

W/C

5'1" x 2'8" (1.55m x 0.83m )

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

FIRST FLOOR

Landing

9'10" x 9'1" (max) (3.01m x 2.78m (max))

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft, and access to the first floor accommodation.

Bedroom One

13'10" x 13'7" (max) (4.22m x 4.16m (max))

The first bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, a radiator, a range of fitted furniture with wardrobes, overhead cupboards and bedside tables, carpeted flooring, and access into the en-suite.

En-Suite

8'8" x 3'11" (max) (2.66m x 1.20m (max))

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, an extractor fan, partially tiled walls, and tiled flooring.

Bedroom Two

10'9" x 10'0" (max) (3.30m x 3.05m (max))

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

Bedroom Three

13'3" x 8'7" (max) (4.05m x 2.62m (max))

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

Bedroom Four

8'3" x 8'0" (max) (2.54m x 2.46m (max))

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

Bathroom

6'7" x 6'5" (2.03m x 1.98m )

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a tiled panelled bath with a handheld shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a planted gravelled area, courtesy lighting, a block paved driveway with access to the garage, and gated access to the rear garden.

Garage

16'5" x 8'4" (5.02m x 2.56m )

The garage has ample storage, lighting, electrics, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is a low-maintenance enclosed garden with a patio, an artificial lawn, a swimming pool, hot tub, a fence panelled boundary, and access into bar.

Bar

14'7" x 11'6" (max) (4.45m x 3.53m (max))

The bar has windows over looking the garden, grass style flooring, and a door opening to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band G

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:

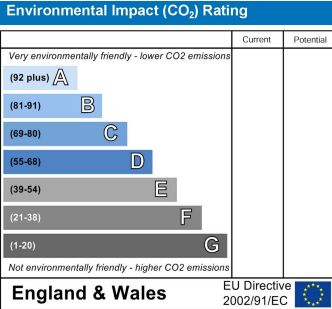
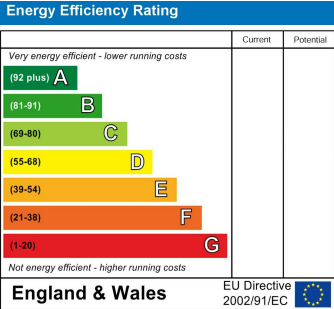
Property Tenure is Freehold

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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## 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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