

HoldenCopley

PREPARE TO BE MOVED

Cedar Avenue, Long Eaton, Nottinghamshire NG10 3JQ

Offers Over £220,000 - £270,000

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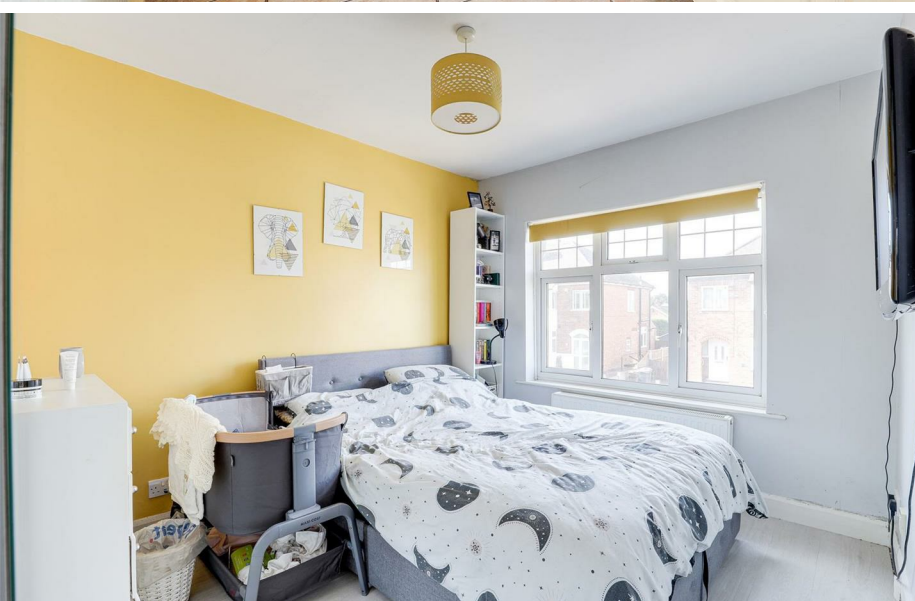


WELL PRESENTED FAMILY HOME...

Situated in a popular and well-connected residential area, this three-bedroom semi-detached home offers generous living space, versatile rooms, and fantastic outdoor features perfectly suited for family life. The ground floor welcomes you with an entrance hall leading to two adaptable reception rooms, one of them flowing seamlessly into a light and spacious kitchen which benefits from an built-in pantry and French doors opening on to the rear garden. A three-piece bathroom completes the downstairs layout. Upstairs, the property boasts two generously sized double bedrooms and a comfortable single bedroom. Externally, the home has a good-sized driveway to the front and gated side access leading to an enclosed rear garden. The rear outdoor space features a raised decking area with steps down to a well-kept lawn, a separate patio area, a shed, and a fully insulated garden office equipped with power points and Wi-Fi, perfect for remote work or creative pursuits. Conveniently located within walking distance of Long Eaton train station, local shops, and well-regarded schools, this home offers the perfect blend of comfort, convenience, and community.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Garden Office
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'11" x 5'8" (2.74m x 1.75m)

The entrance hall has wood flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

12'5" x 15'3" (3.79m x 4.65m)

The living room has carpeted flooring, coving to the ceiling, an electric fireplace with a hearth and a decorative surround, a TV point, and a UPVC double-glazed bay window to the front elevation.

Dining Room

9'6" x 14'6" (2.92m x 4.44m)

The dining room has carpeted flooring, a radiator, an-inbuilt cupboard, and open access to the kitchen.

Kitchen

11'5" x 14'9" (3.49m x 4.50m)

The kitchen has fitted base units with rolled-edge worktops and central a island, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a range oven, space and plumbing for a dishwasher, space for a fridge freezer, an in-built pantry, an extractor fan, recessed spotlights, two Velux windows, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Bathroom

8'5" x 5'0" (2.58m x 1.54m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower and hand-held shower head, recessed spot lights, an extractor fan, a chrome heated towel rail, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

5'4" x 12'0" (1.65m x 3.67m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 12'3" (3.64m x 3.75m)

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

Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)

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

Bedroom Three

11'1" x 5'9" max (3.38m x 1.76m max)

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

OUTISDE

Front

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

Rear

To the rear of the property is an enclosed garden with a decking area with steps leading down to a lawn, a patio area, a shed, a garden office, external lighting, and fenced panelled boundaries.

Garden Office

7'6" x 13'2" (2.29m x 4.02m)

The garden office has carpeted flooring, power points, and a UPVC door.

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 – Electric or Gas Central Heating – Connected to Mains Supply
Septic Tank – TBC
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Low
Non-Standard Construction – No
Any Legal Restrictions – TBC
Other Material Issues – TBC

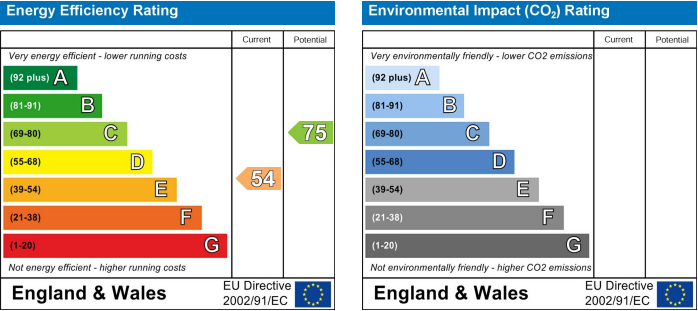
DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B
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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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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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