

HoldenCopley

PREPARE TO BE MOVED

Trowell Grove, Long Eaton, Derbyshire NG10 4AZ

Offers Over £600,000 - £650,000

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A CHARACTERFUL FAMILY HOME BURSTING WITH POTENTIAL...

Located in the ever-popular Long Eaton location, this substantial four-bedroom detached home offers generous accommodation throughout and is packed with original charm and period features. From traditional fireplaces to high ceilings and decorative coving, this home is perfect for buyers looking for space, character, and a sought-after location. To the ground floor, you are welcomed by a porch and a grand entrance hallway leading to multiple versatile reception rooms, including a spacious living room and a formal dining room—both featuring original solid fuel open fires. The cosy sitting room is ideal for relaxing evenings in, complete with a feature log-burning stove. At the heart of the home is the open plan kitchen and dining area, fitted with traditional wood units, a central island, and ample space for a family dining table. Completing the ground floor is a large utility room, pantry, and a useful shower room, with additional access to an outdoor WC. Upstairs, the first floor offers four well-proportioned double bedrooms and a four-piece family bathroom, offering both a spa-style bath and a separate shower. Outside, the property stands proud on a generous plot with a beautifully presented and large rear garden, perfect for entertaining or family time. There is also access to a detached double garage and a spacious driveway providing ample off-street parking. Situated close to excellent transport links, schools, and local amenities, this home offers a rare opportunity to acquire a spacious period property in a prime Long Eaton location.

MUST BE VIEWED





- Period Style Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen Diner, Pantry & Separate Utility Room
- Ground Floor Shower Suite & First Floor Four-Piece Bathroom Suite
- Original Features Throughout
- Driveway & Detached Double Garage
- Large Well-Maintained Rear Garden & Outdoor WC
- Owned Solar Panels With 4kw Battery
- Popular Location





GROUND FLOOR

Porch

9'1" x 4'5" (2.79m x 1.36m)

The porch has quarry tile flooring, wall-light fixtures, double-glazed windows to the side and rear elevation, and double doors providing access into the accommodation.

Entrance Hall

23'4" x 6'2" (max) (7.12m x 1.89m (max))

The entrance hall has Minton tile flooring, a radiator, a picture rail, coving to the ceiling, a carpeted staircase with wooden spindles, an in-built under stair cupboard, single-glazed obscure windows to the side elevation, and a single door via the porch.

Under-Stair Cupboard

8'3" x 6'2" (max) (2.52m x 1.89m (max))

Living Room

17'6" x 13'2" (max) (5.35m x 4.02m (max))

The living room has a double-glazed window to the front elevation, a further double-glazed bay window to the side elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a picture rail, a radiator, wall-light fixtures, a TV point, and a feature fireplace with solid fuel open fire, a solid wood surround with rich, traditional detailing and a large integrated mirror above.

Dining Room

16'1" x 13'1" (max) (5.17m x 3.99m (max))

The dining room has a double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a picture rail, a radiator, and an original solid fuel open fire and fireplace with a tiled hearth.

Corridor

4'1" x 3'8" (1.51m x 1.13m)

The inner corridor has Minton tile flooring.

Sitting Room

13'1" x 12'0" (max) (4.00m x 3.68m (max))

The sitting room has a double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a picture rail, a TV point, a feature log-burning stove with an original decorative surround and a tiled hearth, a radiator, and a single door providing access outdoors.

Pantry

7'1" x 4'1" (2.43m x 1.52m)

The pantry has quarry tile flooring, a tiled worktop, wall-mounted shelves, and a double-glazed obscure window to the rear elevation.

Kitchen/Diner

20'10" x 9'9" (max) (6.37m x 2.99m (max))

The kitchen has a range of fitted base and wall units with worktops and tiled splashback, under-cabinet lighting, a feature island with an integrated microwave and recessed spotlights, a composite sink and a half with a swan neck mixer tap and drainer, an Aga range cooker with a kickspace fan heater and an extractor fan above the cooker, space for a dining table, tiled flooring, double-glazed windows to the side elevation, and double French doors providing access outdoors.

Utility

13'5" x 7'6" (4.11m x 2.29m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble-dryer, an American-style fridge freezer, tiled flooring, a radiator, a ceiling mounted drying rack, exposed wooden beams on the ceiling, a double-glazed window to the side elevation, and a single door providing access to the garden.

Shower Suite

7'4" x 5'8" (2.25m x 1.74m)

This space has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a wall-mounted mirrored cabinet, a corner fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, an exposed beam on the ceiling, an extractor fan, and a double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

27'0" x 8'9" (max) (8.24m x 2.68m (max))

The landing has a double-glazed window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

14'0" x 13'1" (max) (4.28m x 3.99m (max))

The first bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a picture rail, and a range of fitted furniture including wardrobes, over-the-bed storage cupboards, display bedside units, and a dressing table.

Bedroom Two

14'1" x 13'1" (max) (4.31m x 4.01m (max))

The second bedroom has double-glazed windows to the front and side elevation, carpeted flooring, a radiator, coving to the ceiling, a picture rail, a decorative mantelpiece, and a range of fitted furniture including wardrobes, storage units and a dressing table.

Bedroom Three

13'1" x 11'1" (max) (4.01m x 3.40m (max))

The third bedroom has a double-glazed window to the side elevation, carpeted flooring, an original open fireplace with a tiled hearth, a school radiator, coving to the ceiling, and a range of fitted furniture including wardrobes, storage units and a dressing table.

Bedroom Four

12'3" x 9'1" (max) (3.74m x 2.78m (max))

The fourth bedroom has a double-glazed window to the rear elevation, carpeted flooring, a semi-fitted wardrobe, a radiator, a picture rail, an original open fireplace with a tiled hearth, and access to the boarded loft with lighting.

Bathroom

12'0" x 5'10" (max) (3.68m x 1.80m (max))

The bathroom has a low level dual flush WC, a double-ended bathtub with body jets, central taps and a handheld shower head, a sunken wash basin with fitted storage, a wall-mounted mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, a chrome heated towel rail, tiled flooring, tiled splashback, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, access into the detached double garage, various plants, and access to the rear garden.

Double Garage

20'4" x 8'7" (6.22m x 2.62m)

The double garage has power points, a window to the side and rear elevation, a single door providing access to the garden, and an electric up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private, enclosed garden featuring a patio area with an attached glazed verandah and integral lighting, external lighting, a lawn, a variety of mature trees, plants, and shrubs, a second patio area at the far end of the garden, access to an outdoor WC, external power sockets attached to the garage, two sheds (one with power points), and brick-walled boundaries.

W/C

5'7" x 2'1" (1.71m x 0.90m)

This space has a high-level flush WC.

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 risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band F

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.

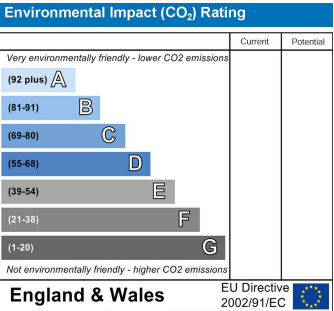
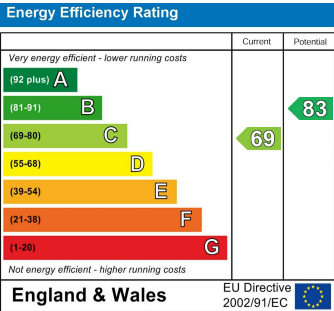
The vendor has advised the following:

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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