

# HoldenCopley

PREPARE TO BE MOVED

Oakleys Road, Long Eaton, Derbyshire NG10 1FH

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£280,000 - £280,000



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## READY TO MOVE INTO...

This well-presented semi-detached house offers an ideal family home, perfectly positioned for easy access to a wide range of local amenities including shops, schools, and excellent transport links, making daily commuting and errands effortless. You are welcomed through a porch into a spacious entrance hall, which provides access to the comfortable living room. The living room features an attractive exposed brick chimney breast, creating a warm and inviting focal point, and flows seamlessly into the kitchen diner through an open-plan layout. The kitchen diner is fitted with high-quality, hand-made shaker-style units offering ample storage and workspace, complemented by double French doors that open directly onto the south-facing rear garden, allowing plenty of natural light to fill the room and offering a lovely view of the outdoor space. To the first floor, there are two double bedrooms and a smaller third bedroom that would be ideal as a child's room, guest room, or home office/study, providing flexible accommodation to suit your needs. A modern three-piece bathroom suite completes the first floor, featuring a bath with overhead shower, wash basin, and WC. Outside, the property benefits from a block-paved driveway to the front providing convenient off-road parking and access to the single garage. Gated side access leads to the private rear garden, which is a real highlight of the home. The garden is south-facing and features a paved patio area perfect for outdoor dining and entertaining, a well-maintained lawn, a useful garden shed for additional storage, and secure fenced boundaries for privacy. Additional practical features include an external electrical socket and an outside water tap.

## MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

6'2" x 2'5" (max) (1.89m x 0.76m (max))

Entrance Hall

11'11" x 6'5" (max) (3.64m x 1.97m (max))

The entrance hall has a UPVC double-glazed obscure window to the side elevation, tiled flooring, carpeted stairs, recessed spotlights, and a door with a stained glass insert providing access to the accommodation

Living Room

11'11" x 11'11" (max) (3.65m x 3.65m (max))

The living room has a UPVC double-glazed window to the front elevation, a radiator, an exposed brick chimney breast, a TV point, coving to the ceiling, solid oak flooring, and open access to the kitchen diner

Kitchen/Diner

23'9" x 11'10" (max) (7.25m x 3.63m (max))

The kitchen-diner features a range of fitted, handmade Shaker-style base and wall units with composite worktops, an under-mounted sink with a swan-neck mixer tap, an integrated oven, an integrated microwave, a wine cooler, space and plumbing for a 450ml dishwasher, space and plumbing for a washing machine, space for a fridge-freezer and a dining table. Additional features include a vertical radiator, recessed spotlights, tiled splashback, a combination of tiled and solid oak flooring, a UPVC double-glazed window to the rear elevation, double French doors opening to the rear garden, and access to the pantry

Pantry

6'2" x 2'10" (1.88m x 0.88m )

The pantry has a UPVC double-glazed obscure window to the side elevation, a wall-mounted boiler, and ample storage

FIRST FLOOR

Landing

10'5" x 6'5" (3.19m x 1.96m )

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access to the loft with lighting via a pull-down ladder, and doors to the first floor accommodation

Bedroom One

11'11" x 11'10" (max) (3.64m x 3.63m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, bespoke fitted wardrobes, and wood-effect flooring

Bedroom Two

13'0" x 12'0" (max) (3.98m x 3.66m (max))

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

Bedroom Three

6'9" x 6'5" (2.07m x 1.97m )

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

Bathroom

9'9" x 5'9" (max) (2.99m x 1.77m (max))

The bathroom has two UPVC double-glazed obscure windows to the rear elevation, a low-level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring

OUTSIDE

Front

To the front of the property is a block-paved driveway providing access to the garage, along with gated access to the rear garden.

Garage

18'0" x 8'9" (5.50m x 2.67m )

The garage has a rear-facing window, ample storage, and a roller door that opens onto a block-paved driveway

Rear

To the rear of the property is a south-facing garden featuring an outside tap, an external electrical socket, a patio area, a shed, a lawn, and a fenced boundary.

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

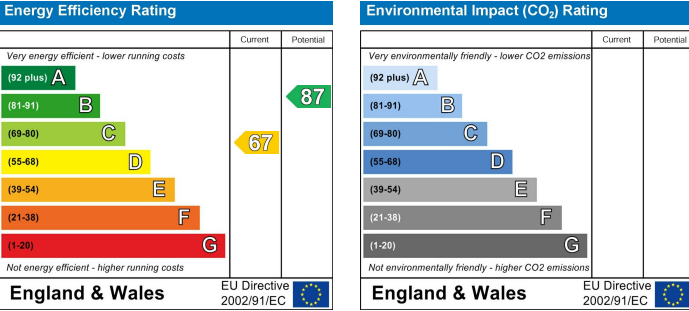
Council Tax Band Rating - Erewash Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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## 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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