

HoldenCopley

PREPARE TO BE MOVED

Charlton Avenue, Long Eaton, Derbyshire NG10 2BX

£350,000

Charlton Avenue, Long Eaton, Derbyshire NG10 2BX



NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented three-bedroom Edwardian detached house is an ideal family home, enjoying a peaceful position on a quiet no-through road with scenic access to open fields. Located within easy reach of local shops, reputable schools, and essential amenities, this property offers both comfort and convenience. The ground floor welcomes you with a bright entrance hall leading to a cosy reception room featuring a charming bay-fronted window, perfect for relaxing. At the heart of the home is a modern kitchen, thoughtfully designed with ample countertop and storage space to meet all your culinary needs. A sunroom to the rear provides an inviting spot to enjoy garden views.

Upstairs, the home offers three well-proportioned bedrooms and a stylish family bathroom, making it ideal for growing families or those seeking flexible living space. Externally, the property benefits from on-street parking and access to an integral garage, currently being utilised as a home gym. To the rear lies a private, established garden, complete with a patio seating area, well-maintained lawn, and mature trees, shrubs, and plants, perfect for outdoor entertaining or peaceful relaxation. Additional features include a brick outbuilding and an outdoor W/C, providing extra storage and convenience.

MUST BE VIEWED!





- Edwardian Detached House
- Three Well-Proportioned Double Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen
- Sunroom
- Stylish Bathroom
- On-Street Parking & Integral Garage
- Private Established Rear Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Porch

The porch has entrance matting flooring, partially tiled walls, and a single door providing access into the accommodation.

Entrance Hall

6’0" × 14’2" (1.83m × 4.32m)

The entrance hall has carpeted flooring, a radiator, ceiling coving, internal access to the garage, an internal single-glazed obscure window and a single door providing access from the porch.

Living Room

11’7" × 16’7" (3.53m × 5.05m)

The living room has carpeted flooring, a radiator, ceiling coving, a picture rail, a feature fireplace with a decorative surround and a UPVC double-glazed bay window to the front elevation.

Kitchen

11’3" × 15’2" (3.43m × 4.62m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a washing machine & tumble dryer, a radiator, an internal single-glazed obscure window, a UPVC double-glazed window to the side elevation and a single door providing access to the lean-to.

Sunroom

8’8" × 14’11" (2.64m × 4.55m)

The sunroom has carpeted flooring, a radiator, ceiling coving, two UPVC double-glazed windows to the rear and side elevations and sliding patio doors opening out to the rear garden.

Lean-To

4’1" × 6’7" (1.24m × 2.01m)

The lean-to has entrance matting flooring, single-glazed windows surround and a single door providing access to the rear garden.

FIRST FLOOR

Landing

6’0" × 17’6" (1.83m × 5.33m)

The landing has carpeted flooring, a radiator, two UPVC double-glazed windows to the side and front elevations and access to the first floor accommodation.

Master Bedroom

11’9" × 14’1" (3.58m × 4.29m)

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

Bedroom Two

11’8" × 14’3" (3.56m × 4.34m)

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

Bedroom Three

11’3" × 9’6" (3.43m × 2.90m)

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

Bathroom

7’11" × 6’5" (2.41m × 1.96m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a heated towel rail, vinyl flooring, a UPVC double-glazed obscure window to the rear elevation and access to the loft.

OUTSIDE

Front

To the front of the property is access to on-street parking, access to the garage, gated access to the rear garden and brick-wall boundaries.

Garage/Gym

17’0" × 11’9" (5.18m × 3.58m)

The garage is currently being utilised as a gym, it has exposed concrete flooring, courtesy lighting, a UPVC double-glazed obscure window to the rear elevation and double door providing access.

Rear

To the rear of the property is a private established garden with a paved patio area, a lawn bordered by a variety of mature plants, shrubs & trees, a Keter shed, access to the brick-built shed & W/C, fence panelling and hedge border boundaries.

Shed

5’6" × 6’6" (1.68m × 2.00m)

The shed provides ample storage space.

W/C

5’0" × 2’11" (1.53m × 0.89m)

This space has a low level flush W/C.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 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 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.

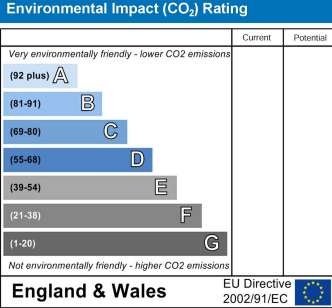
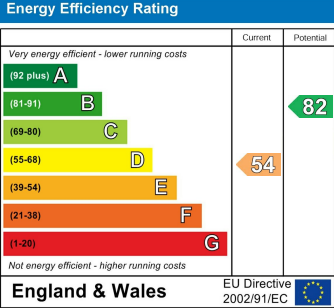
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.



Charlton Avenue, Long Eaton, Derbyshire NG10 2BX

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.