

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Nottinghamshire NG10 4JJ

£425,000 - £425,000

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DETACHED FAMILY HOME...

This five-bedroom detached house is well-presented and offers generous accommodation throughout, making it an ideal purchase for a growing family looking for a home they can move straight into. Situated in a popular location, the property is within easy reach of a variety of local shops, excellent transport links, and great schools. To the ground floor, the property comprises an inviting entrance hall, access into an integral garage—ideal for secure parking, storage, or use as a workshop—a spacious reception room with a cosy log burner, a well-appointed kitchen-diner perfect for family meals, a separate utility room, a convenient W/C, and a bright conservatory with French doors opening out to the rear garden. The first floor boasts five generously-sized double bedrooms, with the master bedroom benefiting from air conditioning. There are also two three-piece bathroom suites and access into the loft for additional storage. Externally, the front of the property features a pebbled garden and a double driveway providing off-street parking. To the rear, there is a private and enclosed garden complete with a paved patio area, a well-maintained lawn, a wooden decked seating space, a greenhouse, and two useful sheds. This spacious and well-equipped family home combines comfort, practicality, and a convenient location, making it a perfect move-in ready choice for those seeking long-term living.

MUST BE VIEWED





- Detached Family Home
- Five Double Bedrooms
- Spacious Reception Room With Log Burner
- Well Appointed Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Conservatory
- Two Three Piece Bathroom Suites
- Off-Road Parking & Integral Garage
- Large Private Rear Garden
- Popular Location





GROUND FLOOR

Entrance Hall

10'3" x 7'3" (3.14m x 2.21m)
The entrance hall has laminate flooring, a built-in cupboard, a built-in double door cupboard, an internal window, access into the garage and a single UPVC door providing access into the accommodation.

Garage

11'0" x 10'3" (3.36m x 3.14m)
The garage has a UPVC double-glazed window to the side elevation, lighting, power points and a garage door with an access door.

Hall

10'8" x 9'0" (3.27m x 2.75m)
The hall has carpeted flooring and stairs, a radiator and two built-in cupboards.

Living Room

20'5" x 10'11" (6.24m x 3.33m)
The living room has a UPVC triple-glazed window to the front elevation, carpeted flooring, a radiator, a log burner with a decorative surround and a tiled hearth, a dado rail, coving and a ceiling rose.

Kitchen-Diner

20'5" max x 17'8" max (6.23m max x 5.41m max)
The kitchen-diner has a range of fitted shaker style base and wall units with worktops and a breakfast bar, space for a freestanding cooker with an extractor fan, a sink and a half with a drainer, space and plumbing for a dishwasher, space for an under the counter fridge, vinyl and carpeted flooring, a radiator, UPVC double-glazed windows to the side and rear elevations, sliding patio doors into the conservatory and a single UPVC door providing access into the utility room.

Utility Room

10'0" x 9'9" (3.07m x 2.99m)
The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, a wall-mounted boiler, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

W/C

3'10" x 2'7" (1.17m x 0.81m)
This space has a low level flush W/C, vinyl flooring, a partially tiled wall and a UPVC double-glazed obscure window to the side elevation.

Conservatory

10'7" x 11'1" (3.25m x 3.39m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a wall-mounted electric heater, polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'0" x 8'11" (2.75m x 2.74m)
The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

16'3" x 11'1" (4.97m x 3.40m)
The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, coving and a wall-mounted air conditioning unit.

Bedroom Two

12'9" x 11'1" (3.91m x 3.38m)
The second bedroom has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and a dressing table and coving.

Bedroom Three

13'8" x 10'3" (4.19m x 3.13m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

12'2" x 9'0" (3.73m x 2.75m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and coving.

Bedroom Five

12'2" x 10'3" (3.71m x 3.13m)
The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

7'1" x 5'10" (2.17m x 1.78m)
The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower

enclosure with an electric shower, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bathroom

8'11" x 7'6" (2.73m x 2.30m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath panelled bath, tiled flooring and walls, a radiator, a chrome heated towel rail, a built-in cupboard, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a pebbled garden and a double driveway.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn, mature shrubs and trees, a wooden decked seating area with a balustrade, a greenhouse, two sheds and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – covenant banning the sale of alcohol
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D
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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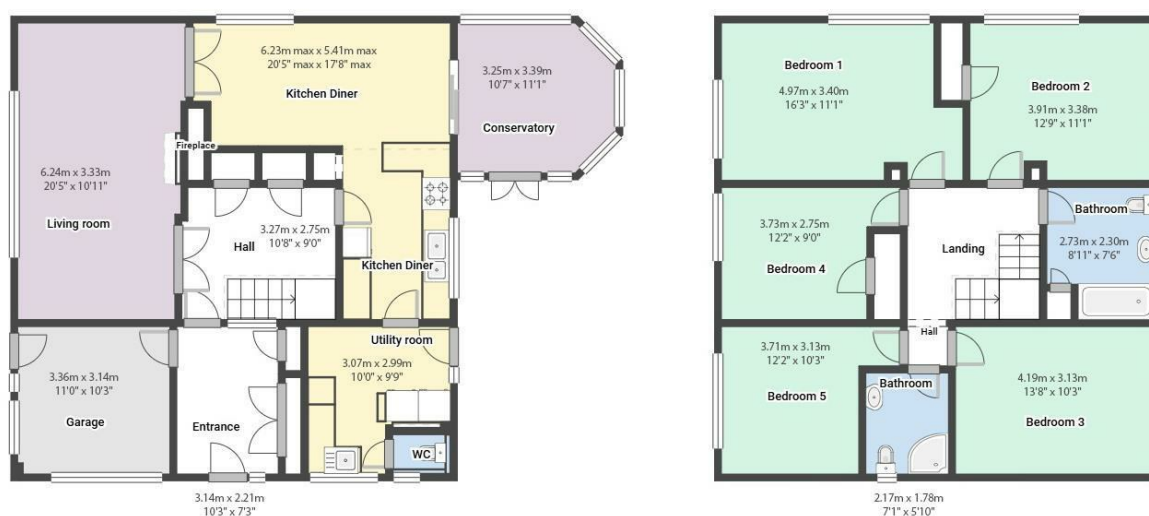
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		

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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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