

HoldenCopley

PREPARE TO BE MOVED

Hemlock Avenue, Long Eaton, Nottinghamshire NG10 1NS

Guide Price £260,000 - £270,000

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BEAUTIFUL SEMI-DETACHED EDWARDIAN HOME...

This four bedroom semi-detached Edwardian property is a true delight, seamlessly combining timeless period features with modern convenience. Perfectly suited to a wide range of buyers, the home has been lovingly maintained and is well presented throughout. Set across three well-proportioned floors, the ground floor welcomes you with an entrance hall leading into a striking bay-fronted living room. Here, a charming log burner creates a warm and inviting focal point, while open access flows naturally through to the spacious dining room, ideal for relaxed family meals or entertaining guests. The generously sized fitted kitchen offers ample workspace and storage. Ascending to the first floor, you will find three double bedrooms, each with plenty of natural light, complemented by a sleek and modern three-piece bathroom, a perfect blend of comfort and style. The second floor hosts a further double bedroom, featuring Velux windows that flood the space with natural light and create an airy, peaceful retreat. Externally, the property boasts a small forecourt to the front and gated access leading to a beautifully enclosed rear garden. This tranquil outdoor space offers a paved patio area for alfresco dining, a well-maintained lawn perfect for relaxation or play, a useful garden shed for storage, and secure fence-panelled boundaries providing privacy and peace of mind. Positioned within a popular residential area, the home benefits from close proximity to local shops, amenities, and the picturesque canal, ideal for leisurely walks. Commuters will appreciate the excellent transport links, with the nearby M1 motorway providing easy access to surrounding towns and cities.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Good-Sized Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Original Edwardian Features Throughout
- Well-Presented Rear Garden
- On-Street Parking
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

13'1" x 3'2" (4.002m x 0.97m)

The entrance hall features Minton tiled flooring, carpeted stairs, ceiling coving, a radiator, and a single composite door providing access to the accommodation.

Living Room

14'11" x 12'6" (max) (4.55m x 3.83m (max))

The living room features carpeted flooring, a picture rail, ceiling coving, a recessed chimney breast with a log burner, a UPVC double-glazed bay window to the front elevation, and open access to the dining room.

Dining Room

12'6" x 12'4" (max) (3.82m x 3.78m (max))

The dining room features wood-effect flooring, a picture rail, a UPVC double-glazed obscure window to the side elevation, and a UPVC double-glazed window to the rear elevation.

Kitchen

15'6" x 8'11" (4.74m x 2.74m)

The kitchen features a range of fitted base and wall units with worktops, a breakfast bar, and a stainless steel sink and a half with a swan-neck mixer tap and drainer. There is space for an oven, an extractor fan, an integrated fridge freezer, an integrated dishwasher, and space and plumbing for a washing machine. Additional features include an in-built pantry, a radiator, partially tiled walls, tiled flooring, UPVC double-glazed windows to the side and rear elevations, and a UPVC door opening out onto the rear garden.

FIRST FLOOR

Landing

18'11" x 5'9" (max) (5.79m x 1.77m (max))

The landing features carpeted flooring, ceiling coving, an in-built cupboard, and provides access to the first-floor accommodation.

Bedroom One

16'3" x 12'6" (max) (4.97m x 3.82m (max))

The main bedroom features carpeted flooring, a picture rail, a radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Three

12'6" x 10'1" (max) (3.83m x 3.09m (max))

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

Bedroom Four

9'0" x 9'0" (2.75m x 2.75m)

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

Bathroom

5'11" x 5'9" (1.82m x 1.77m)

The bathroom features a low-level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with a mains-fed shower and handheld showerhead, a chrome heated towel rail, an extractor fan, laminate flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Upper Landing

7'0" x 4'9" (max) (2.15m x 1.45m (max))

The landing features carpeted flooring, a Velux window, and provides access to the second-floor accommodation

Bedroom Two

16'1" x 15'6" (max) (4.91m x 4.73m (max))

The second bedroom features carpeted flooring, a radiator, a vaulted ceiling, and three Velux windows.

OUTSIDE

Front

At the front of the property is a small forecourt, gated access to the rear garden, on-street parking availability, and brick wall boundaries.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn, blue slate chippings, a garden shed, a mature tree, and a mix of brick wall and fence-panelled boundaries.

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

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.

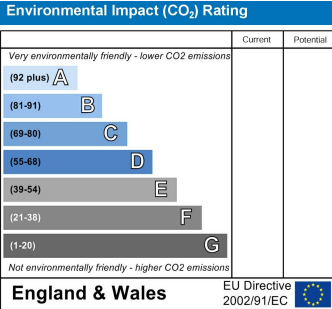
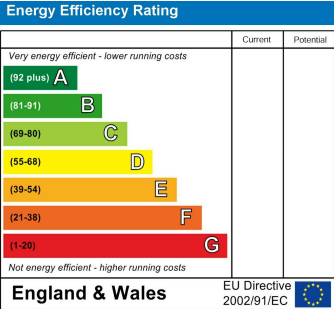
The vendor has advised the following:

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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