# Holden Copley PREPARE TO BE MOVED

Wellington Street, Long Eaton, Nottinghamshire NGIO 4JQ

Offers Over £220,000

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# GREAT FIRST TIME BUY WITH NO UPWARD CHAIN...

This well-presented two-bedroom semi-detached home is the ideal purchase for a variety of buyers, whether you're a first-time buyer, a professional couple, downsizer, or investor and is offered to the market with no upward chain, allowing for a smooth and stress-free move. Internally, the property offers a warm and inviting feel throughout, boasting a well-kept interior ready to move straight into. The ground floor comprises a storm porch and an entrance hall, a bright and cosy bay-fronted living room perfect for relaxing, and a spacious fitted kitchen complete with ample cupboard and worktop space, a handy pantry, and room for dining, ideal for both everyday living and entertaining guests. The first floor benefits from two double bedrooms, with the master bedroom enjoying a private en-suite shower room. Both bedrooms are serviced by a well-proportioned three-piece bathroom suite. To the front of the property, a driveway provides off-street parking for multiple vehicles and access to a detached garage, offering additional storage or workshop potential. The rear garden is private and enclosed, featuring a paved patio area, a neat lawn, and a versatile timber-built outhouse, currently used as a playroom but offering fantastic potential for a home office, studio, or garden retreat. Located in a popular residential area, this home is within easy reach of a wide range of local shops, schools, and everyday amenities, with picturesque canal walks nearby for leisure and dog-walking. It also benefits from excellent transport links, with convenient access to the A52 and MI, making it perfect for commuters.

MUST BE VIEWED













- Semi-Detached House
- Two Double Bedrooms
- Spacious Bay Fronted Living
   Room
- Fitted Kitchen & Pantry
- Three-Piece Bathroom Suite & En-Suite
- Driveway
- Enclosed Rear Garden With Playroom
- No Upward Chain
- Popular Location
- Excellent Transport Links









### GROUND FLOOR

## Porch

4°9" × 4°7" (l.46m × l.40m)

The porch has wood-effect flooring, a single recessed spotlight, UPVC double-glazed windows to the side and front elevations, and a composite door providing access into the accommodation.

#### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs with wooden treads, and a UPVC door leading in from the porch.

# Living Room

 $13^{8}$ " ×  $16^{3}$ " (4.17m × 4.97m)

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

#### Kitchen

 $8*9" \times 16*11" (2.69m \times 5.18m)$ 

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, space for a freestanding oven, space for an American-style fridge freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a dryer, a radiator, tile-effect flooring, partially tiled walls, coving to the ceiling, recessed spotlights, UPVC double-glazed windows to the rear elevation, a UPVC door opening onto the rear garden, and access to the pantry.

# Pantry

The pantry has tile-effect flooring and a UPVC double-glazed obscure window on the side elevation.

# FIRST FLOOR

# Landing

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

# Master Bedroom

 $10^4$ " ×  $12^6$ " (3.16m × 3.83m)

The main bedroom has exposed wood flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to an en-suite.

# Fn-Suite

 $2^{1}$ "  $\times 4^{8}$ " (0.89m  $\times 1.43$ m)

The en-suite has a walk-in shower enclosure with a bi-folding door, a walk-mounted electric shower and handheld showerhead, a chrome heated towel rail, tile-effect flooring, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

# Bedroom Two

 $12^{2}$ " ×  $8^{9}$ " (3.73m × 2.68m)

The second bedroom has carpeted flooring, a radiator, a fitted wardrobe with sliding mirrored doors, and a UPVC double-glazed window to the rear elevation.

# Bathroom

8\*9" × 7\*7" (2.68m × 2.33m)

The bathroom has a low-level dual flush toilet, a wall-mounted wash basin, a walk-in shower enclosure with a shower panel system and a handheld showerhead, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

# **OUTSIDE**

# Front

To the front of the property is a driveway with space for multiple off-street cars, access to the garage, and a mixture of hedge and fence-panelled boundaries.

# Garage

 $||1| \times |5^{9}| (3.38 \text{m} \times 4.8 \text{lm})$ 

The garage has an up-and-over door, power points, a single-glazed window to the side elevation, and a door opening out to the rear garden.

# Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn with stepping stones, blue slate chipping borders, mature trees, a

timber-built playhouse, and a mixture of brick wall and fence-panelled boundaries

# Playhouse

 $10^{9}$ " ×  $10^{9}$ " (3.29m × 3.29m)

The playhouse is timber-built and has a single-glazed window and double wooden doors

# 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 A 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.

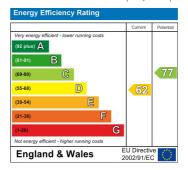
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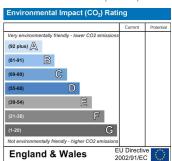
Property Tenure is Freehold

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# Wellington Street, Long Eaton, Nottinghamshire NGIO 4JO





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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