

HoldenCopley

PREPARE TO BE MOVED

Charnwood Avenue, Long Eaton, Derbyshire NG10 3HB

Guide Price £270,000

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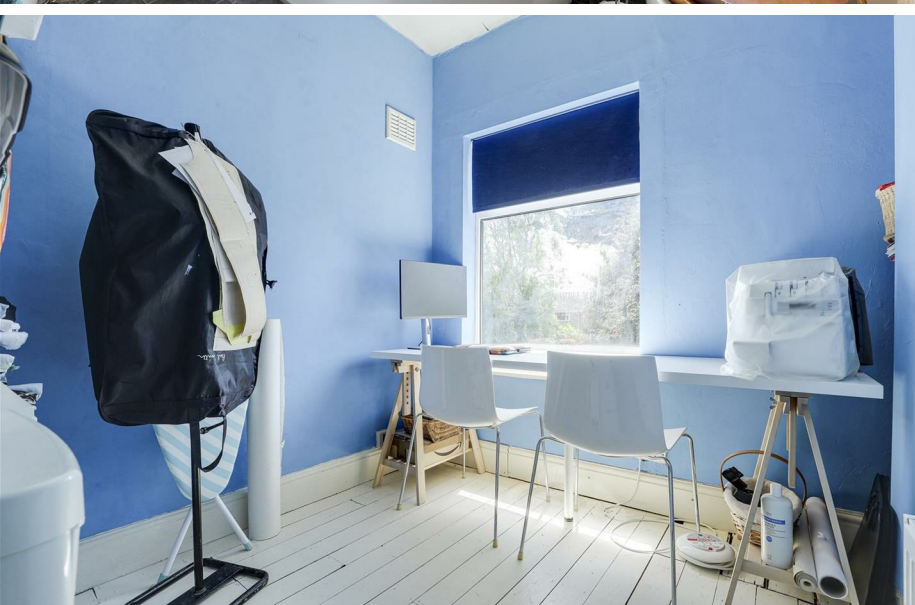
GUIDE PRICE: £270,000 - £290,000

TRADITIONAL FEATURES THROUGHOUT...

Situated in a popular and well-connected location close to a range of local amenities, excellent transport links, and good schools, this charming three-bedroom semi-detached home is perfect for a range of buyers whether you're taking your first step onto the property ladder, upsizing, or looking for a well-presented family home. Full of character, the property retains many original features, including sash windows, ceiling coving, and quarry-tiled flooring to the ground floor. The accommodation briefly comprises an entrance hall, a cosy living room with a recessed chimney breast housing a log burner, and a separate dining room with direct access to the kitchen. The kitchen is well-proportioned and benefits from sliding patio doors that open directly onto the rear garden. Upstairs, the first floor offers three bedrooms, a three-piece bathroom suite, and a separate WC. To the front of the property, there is a low-maintenance garden enclosed with a fence-panelled boundary, along with gated access leading to the rear. There is also potential for off-street parking, subject to the relevant planning permissions. The rear garden is a real highlight – south-facing, spacious, and beautifully maintained. It enjoys sunlight throughout the day and features three separate decked patio areas, perfect for entertaining, dining, or simply relaxing. The garden has been thoughtfully landscaped with mature trees, established planting, gravelled sections for added texture, and a pergola-covered seating area that offers a quiet and shaded retreat. A charming wooden bench sits beneath a covered structure, adding to the overall character and calm of the space. The garden also provides direct access to a garage, offering useful storage options.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Garage
- Enclosed Large South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

6'6" x 11'11" (1.99m x 3.65m)

The hallway has a single glazed sash window to the side elevation, quarry tiled flooring, exposed wooden stairs, a radiator, an in-built cupboard, coving to the ceiling, and a door providing access into the accommodation.

Living Room

11'11" x 14'2" (3.65m x 4.33m)

The living room has single glazed window to the front elevation, a recessed chimney breast alcove housing a log burner, a radiator, coving to the ceiling, and Parquet flooring.

Dining Room

12'0" x 12'7" (3.66m x 3.85m)

The dining room has a sash window to the side elevation along with a window to the rear elevation, a radiator, coving to the ceiling, and quarry tiled flooring.

Kitchen

16'1" x 8'0" (4.92m x 2.44m)

The kitchen is fitted with a range of base and wall units, finished with wood-effect worktops. It features a stainless steel sink and a half with a mixer tap and drainer, along with space for a freestanding cooker beneath an extractor fan. There's also room for a fridge freezer, plus plumbing and space for both a washing machine and dishwasher. A wall-mounted boiler is positioned on one wall, with coving to the ceiling and tiled splashbacks adding to the detail. The floor is laid with traditional quarry tiles. Natural light comes in through a UPVC double glazed window to the side, and sliding patio doors lead directly out to the rear garden

FIRST FLOOR

Landing

The landing has painted wooden floor boards, a radiator, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

11'5" x 12'1" (3.50m x 3.69m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and exposed wooden floor boards.

Bedroom Two

8'11" x 10'9" (2.73m x 3.30m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and painted wooden floor boards.

Bedroom Three

8'0" x 8'2" (2.44m x 2.50m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and painted wooden floor boards.

W/C

6'7" x 7'10" (2.01m x 2.39m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, vinyl and exposed wood flooring.

Bathroom

4'10" x 7'9" (1.48m x 2.37m)

The bathroom has a low level flush W/C, a pedestal wash basin, a free standing bath with a wall-mounted shower fixture, a chrome heated towel rail, coving to the ceiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small garden with a fence panelled boundary, and gated access to the rear garden.

Rear

To the rear of the property is a spacious and well-maintained south-facing garden that enjoys plenty of natural sunlight throughout the day. It features three decked patio areas, ideal for outdoor dining, entertaining, or simply relaxing. The garden is

thoughtfully landscaped with a mix of established plants, flowering shrubs, and mature trees, creating a pleasant and leafy setting. There are gravelled sections adding texture and variety, along with a pergola-covered patio that provides a touch of shade and visual interest. A charming wooden garden seat sits beneath a covered structure, offering a quiet spot to unwind. The garden also provides direct access to a garage, useful for storage. The entire space is enclosed with fence panelled.

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

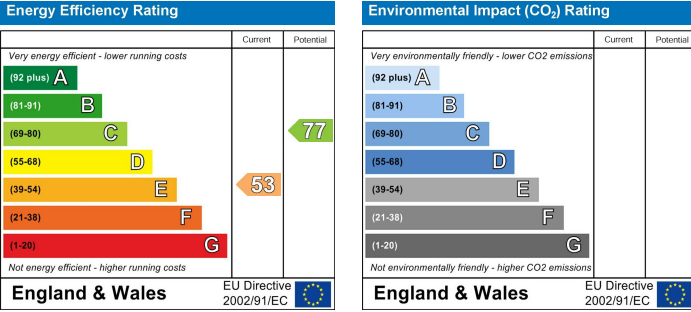
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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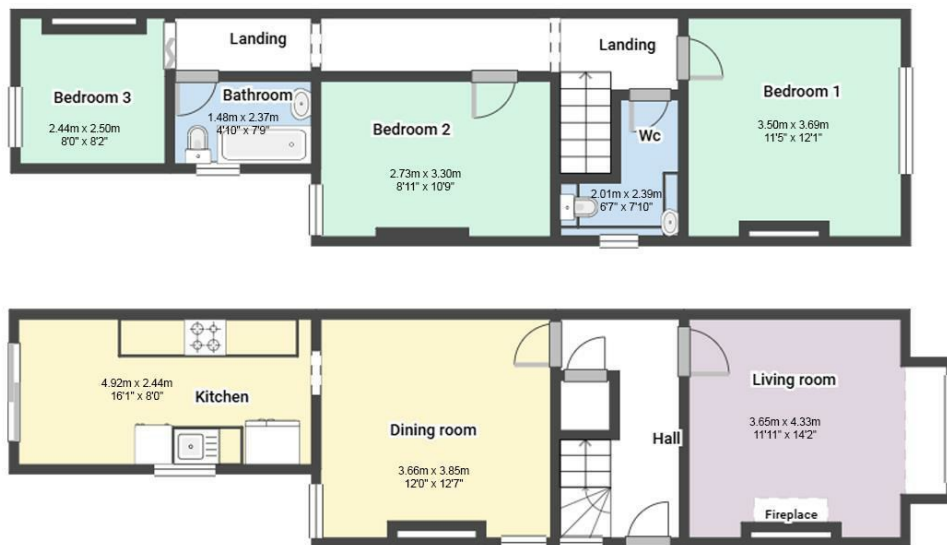
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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