

HoldenCopley

PREPARE TO BE MOVED

Manchester Street, Long Eaton, Derbyshire NG10 1DE

Guide Price £400,000

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Guide Price: £400,000 - £425,000

BEAUTIFULLY PRESENTED FAMILY HOME...

This beautifully presented four-bedroom semi-detached home is a true credit to the current owners, offering a high standard of finish throughout and ready for any family buyer to move straight in without lifting a finger. Nestled in a popular location within easy reach of great local schools, shops, and convenient transport links. Boasting a range of eco-conscious upgrades, including an air source heat pump with a cooling function, solar panels with battery storage—keeping energy bills close to zero between April and October—plus a full smart home setup and Swann CCTV system, this home combines luxury living with exceptional sustainability. To the ground floor, the property comprises an entrance hall, a versatile family room with bi-folding doors opening onto the garden, a W/C, and a bay-fronted reception room featuring a cosy gas fire and a bespoke built-in bar—perfect for entertaining. The heart of the home is the stylish, modern fitted kitchen with a striking single-slope vaulted ceiling, double French doors, and an adjoining utility room offering plenty of practicality. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master benefitting from a sleek en-suite, along with a modern three-piece family bathroom and access to a fully insulated and boarded loft for additional storage. Outside, the front features a walled garden with on-street parking, while to the rear is a private, landscaped south-facing garden that's been thoughtfully designed for both relaxation and entertaining. It includes a paved patio with two glass canopies, two lawned areas, a pond, and wooden decking with a pergola. Completing the property is a detached garage, rear driveway with EV charging point (32A commando socket), providing off-road parking and further convenience. This exceptional family home effortlessly blends contemporary comfort, eco-friendly living, and thoughtful design.





- Semi-Detached Family Home
- Four Bedrooms
- Spacious Reception Room With Gas Fireplace & Built-In Bar
- Family Room With Bi-Folding Doors
- Modern Fitted Kitchen With A Single-Slope Vaulted Ceiling
- Ground Floor W/C & Utility Room
- Contemporary Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Garage
- Private Landscaped South-Facing Rear Garden
- Solar Panels & Air Source Heat Pump





GROUND FLOOR

Entrance Hall

6’5" x 15’5" (1.97 x 4.71m)

The entrance hall has hardwood flooring, carpeted stairs, built-in under stairs storage, a radiator, partially panelled walls, recessed spotlights and a single door providing access into the accommodation.

W/C

2’10" x 4’10" (0.88m x 1.48m)

This space has a high level flush W/C, a countertop wash basin, tiled flooring, a built-in storage cupboard, partially panelled walls, a wood panelled ceiling and recessed spotlights.

Family Room

11’3" x 16’9" (3.44m x 5.12m)

The family room has a double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and bi-folding doors providing access out to the garden.

Living Room

11’4" x 26’2" (3.47m x 7.99m)

The living room has a double-glazed bay window to the front elevation, hardwood flooring, two radiators, a gas fireplace with a decorative surround, a bespoke built-in bar with glass shelving, a wooden wine rack and recessed spotlights and bi-folding doors providing access into the kitchen.

Kitchen

19’9" x 16’2" (6.02m x 4.95m)

The kitchen has a range of fitted shaker style base and wall units with solid oak worktops, space for a range cooker with an extractor hood, a butler sink with a period style mixer tap, a further double butler sink with a moveable swan neck mixer tap, space for a kitchen island, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, slate tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, electric velux windows, a double-glazed window and floor to ceiling double-glazed window to the rear elevation and double French doors providing access out to the garden.

Utility Room

8’7" x 5’9" (2.62m x 1.76m)

The utility room has fitted shaker style base units with a solid oak worktop, slate tiled flooring, a vertical radiator, an open storage cupboard and a single door providing side access.

FIRST FLOOR

Landing

6’5" x 7’9" (1.97m x 2.37m)

The landing has carpeted flooring, coving and provides access to the first floor accommodation.

Master Bedroom

12’0" x 11’11" (3.68m x 3.65m)

The main bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

3’11" x 10’7" (1.194m x 3.25m)

The en-suite has a low level flush W/C, a countertop wash basin, a walk in shower with a mains-fed over the head rainfall shower, recessed wall alcoves, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights and a double-glazed obscure window to the front elevation.

Bedroom Two

11’8" x 11’8" (3.57m x 3.58m)

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

Bedroom Three

8’9" x 11’10" (2.69m x 3.61m)

The third bedroom has a double-glazed window to the front elevation, exposed wooden floorboards, a radiator, fitted floor to ceiling wardrobes with mirrors and coving.

Bedroom Four

7’3" x 6’5" (2.21m x 1.97m)

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

Bathroom

5’8" x 8’0" (1.73m x 2.46m)

The bathroom has a low level flush W/C, a countertop wash basin, a fitted P shaped bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled and panelled walls, a column radiator with a towel rail, an extractor fan, recessed spotlights, a wood panelled ceiling, access into the

boarded loft via a drop-down ladder and a double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking, a brick-built walled garden and a single iron gate providing access.

Rear

To the rear is a wooden gate providing access to the driveway with a EV charging point, a large detached garage and a private landscaped south-facing garden with a paved patio, two glass canopies, an outdoor tap, a Belfast sink, mature shrubs and trees, two lawned areas, a pond, wooden decking with a pergola, ambient evening lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Air Source Heat Pump

Septic Tank – No

Broadband Speed - Standard - 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

Low risk of flooding

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.

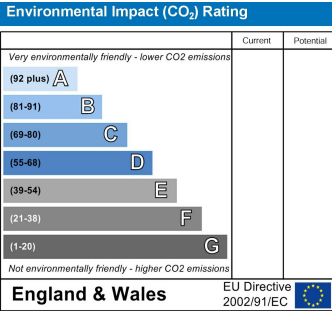
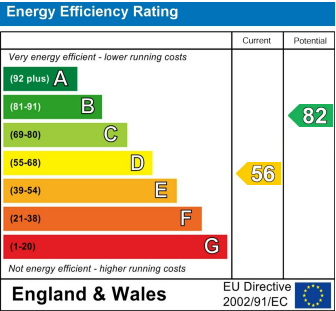
The vendor has advised the following:

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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