

# HoldenCopley

PREPARE TO BE MOVED

Dovedale Avenue, Long Eaton, Derbyshire NG10 3HN

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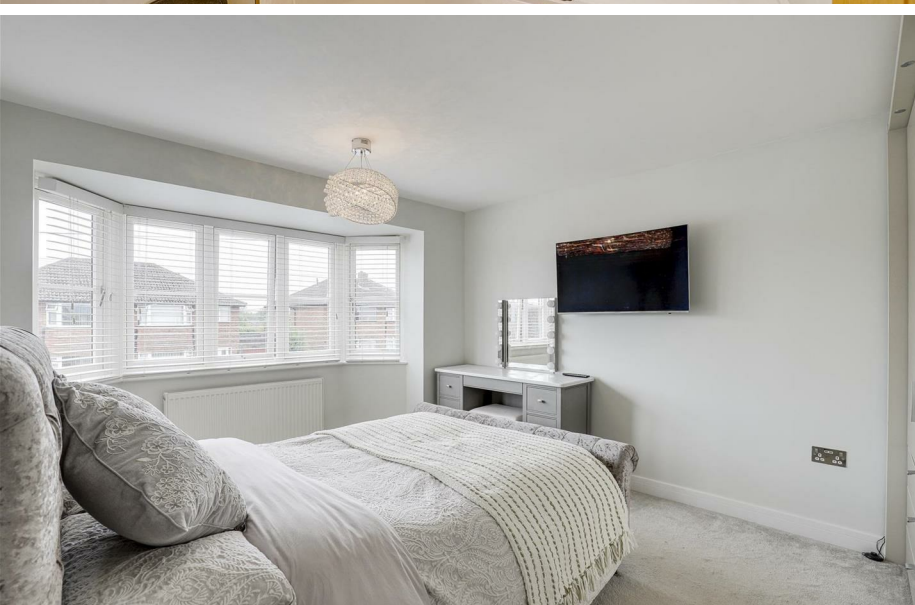
Offers In The Region Of £550,000 - £550,000

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This beautifully renovated and extended detached home is a true one-off, finished to an exceptional standard throughout with no expense spared. Every room has been thoughtfully refurbished to create a stylish, high-spec living space, ideal for modern family life. From the high ceilings and luxurious finishes to the underfloor heating and premium fixtures, this home is packed with impressive details throughout. To the ground floor, you are welcomed by a spacious entrance hall, a contemporary WC, a bay-fronted living room and a utility room. The heart of the home is the show stopping open-plan kitchen, dining and living area, featuring a sleek German-designed kitchen complete with Dekton Laurent worktops, a statement island with breakfast bar, high-end integrated appliances and two sky lantern windows. A large aluminium sliding door spans the rear wall, flooding the space with natural light and seamlessly connecting the indoors with the landscaped garden. Upstairs, the property offers three generous double bedrooms and a fourth single bedroom / home office, all serviced by a luxurious family bathroom with underfloor heating. The master bedroom also benefits from a stylish en-suite shower room. Outside, the front of the property features an electric gated driveway providing off-street parking for multiple vehicles. To the rear is a beautifully landscaped, fully enclosed garden with porcelain tiled patio and a well-maintained lawn – perfect for relaxing or entertaining. Situated within easy reach of Long Eaton town centre, the property enjoys close proximity to a range of supermarkets including Asda, Tesco and Aldi, alongside excellent local schools, healthcare facilities and sports amenities such as West Park Leisure Centre. The area also benefits from fantastic transport links including J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway train stations, the A52 and other major roads offering easy access.





- Completely Refurbished & Extended Detached House
- Four Good-Sized Bedrooms
- German Fitted Designer Kitchen With Dining & Lounge Area
- Separate Living Room
- Utility & WC
- Underfloor Heating
- Stylish Porcelanosa Bathroom & En-Suite
- Landscaped Garden
- Brand New UPVC Double-Glazing
- Electric Gated Driveway & Integral Garage





GROUND FLOOR

Entrance Hall

22’3" x 6’0" (6.79m x 1.85m)

The entrance hall has porcelain tile flooring, recessed spotlights, a staircase with a modern balustrade and vertical slatted panels, and a contemporary wooden front door providing access into the accommodation.

Living Room

18’9" x 11’10" (5.73m x 3.61m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, two vertical radiators, and wall-light fixtures.

WC

This space has a low level dual flush WC, a countertop wash basin, porcelain tile flooring with underfloor heating, partially tiled walls, recessed spotlights, and an extractor fan.

Kitchen Diner

29’2" x 24’10" (8.90m x 7.59m)

The kitchen has a range of fitted handleless base and wall units with Dekton Laurent worktops, splashback and LED strip lights, a central breakfast bar island, an integrated Siemens oven, an integrated Siemens combi microwave oven and warming drawer, a Bora Induction hob with a downward extractor fan, an integrated Siemens fridge and freezer, an integrated Siemens dishwasher, an integrated wine cooler, an undermount sink with a 3-in-1 instant boiling water tap, Porcelain tile flooring with underfloor heating, recessed spotlights and feature pendant light fixtures, two sky lantern ceiling windows, a media wall with an inset electric fire, a TV point, and LED lit recessed display alcoves, an open plan dining area, and a large aluminium framed sliding door opening out onto the rear patio.

Utility Room

9’11" x 6’9" (3.03m x 2.07m)

The utility room has fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, Porcelain tile flooring with underfloor heating, recessed spotlights, an extractor fan, UPVC double-glazed windows to the side elevation, and a stable-style composite door providing side access.

FIRST FLOOR

Landing

13’5" x 8’4" (4.09m x 2.55m)

The landing has carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, and provides access to the first floor accommodation. Additionally, there is access to the loft via a drop-down ladder.

Bedroom One

11’5" x 10’9" (3.50m x 3.29m)

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

En-Suite

7’3" x 5’1" (2.22m x 1.57m)

The Porcelanosa en-suite has a concealed dual flush WC, a wall-hung wash basin, a wall-mounted mirrored vanity cabinet, a walk-in shower enclosure with an overhead dual rainfall shower, floor-to-ceiling tiles, a heated towel rail, a recessed display alcove, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

14’3" x 10’8" (4.35m x 3.27m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

16’0" x 9’3" (4.88m x 2.83m)

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

Bedroom Four

9’1" x 7’4" (2.78m x 2.26m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built wardrobe, and a radiator.

Bathroom

11’6" x 5’11" (3.53m x 1.81m)

The Porcelanosa bathroom has a low level dual flush WC, a vanity unit wash basin, a wall-mounted mirrored cabinet, a double-ended bath with central taps, a shower

enclosure with an overhead rainfall shower head, a wall-mounted smart digital thermostat, porcelain tile flooring with underfloor heating, fully tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is an electric gated, block-paved driveway providing off-road parking, access into the garage, security lighting, and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with large grey porcelain paving tiles, a lawn, a gravelled border, a range of mature trees and plants, a timber shed, external lighting, outdoor power sockets, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - 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 risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

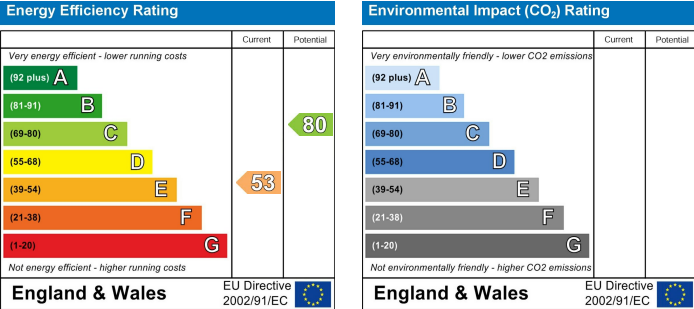
Council Tax Band Rating - Erewash Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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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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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