

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Long Eaton, Derbyshire NG10 2EN

Offers Over £400,000 - £450,000

Nottingham Road, Long Eaton, Derbyshire NG10 2EN



SPACIOUS FAMILY HOME...

This impressive five-bedroom detached home offers spacious and well-presented accommodation, making it an ideal choice for families. Located in the popular area of Long Eaton, it benefits from a prime position close to a wealth of amenities, including Attenborough Nature Reserve, excellent transport links, and excellent schools. The ground floor features a welcoming entrance hall leading to a generously sized reception room, bathed in natural light from a large bay window at the front and double French doors at the rear, which open into the conservatory. A modern kitchen diner provides the perfect space for family meals and entertaining, while a convenient ground floor shower room adds practicality. The first floor comprises two double bedrooms, a single bedroom, and a stylish family bathroom. The top floor boasts two additional double bedrooms. Externally, the property includes a front driveway with off-road parking for multiple vehicles, access to the garage, and a well-maintained garden with a lawn and a variety of plants and shrubs. At the rear, is access to a utility room, a gym, and a sauna, as well as a landscaped garden featuring a large patio seating area, a lawn, and further greenery.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Conservatory
- Stylish Bathroom & Ground Floor Shower Room
- Driveway & Garage
- Gym With Sauna
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 9'9" (max) (3.52m x 2.99m (max))
The entrance hall has parquet flooring, a radiator, a polycarbonate roof, UPVC double-glazed obscure window to the side elevation and a single door providing access into the accommodation.

Living Room

24'4" x 11'5" (max) (7.42m x 3.49m (max))
The living room has parquet flooring, two radiators, ceiling coving, a decorative mantelpiece, a UPVC double-glazed bay window to the rear elevation, two UPVC double-glazed windows to the rear elevation and double French doors providing access to the conservatory.

Conservatory

11'4" x 8'7" (max) (3.46m x 2.64m (max))
The conservatory tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen Diner

19'10" x 10'0" (max) (6.07m x 3.07m (max))
The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a feature island, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, grill, microwave, hob, extractor fan & dishwasher, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, ceiling coving, a radiator, tiled flooring, an in-built storage cupboard, two Velux windows, two UPVC double-glazed windows to the front and rear elevations and a single door providing access to the rear garden.

Shower Room

5'6" x 4'7" (1.70m x 1.42m)
The shower room has a low level dual flush W/C, a wash basin, a walk-in shower with an electric shower fixture, a heated towel rail, tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

13'11" x 7'5" (max) (4.26m x 2.28m (max))
The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and access to the first-floor accommodation.

Master Bedroom

13'4" x 11'4" (max) (4.08m x 3.47m (max))
The main bedroom has carpeted flooring, a radiator, ceiling coving, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'5" x 8'1" (3.48m x 2.47m)
The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'10" x 8'0" (max) (3.02m x 2.46m (max))
The third bedroom has carpeted flooring, a radiator, ceiling coving, two in-built wardrobes and a UPVC double-glazed window to the rear elevation.

Bathroom

8'3" x 5'8" (2.52m x 1.74m)
The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with central taps and an electric shower fixture, a heated towel rail, ceiling coving, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Four

15'7" x 11'7" (4.75m x 3.54m)
The fourth bedroom has carpeted flooring, a radiator, storage in the eaves and a Velux window.

Bedroom Five

15'7" x 9'8" (max) (4.75m x 2.97m (max))
The fifth bedroom has carpeted flooring, a radiator, storage in the eaves, a Velux window and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a lawn and a variety of plants and shrubs.

Garage

20'2" x 10'3" (6.16m x 3.14m)
The garage has courtesy lighting, power supply, a window to the side elevation, double doors providing access to the rear garden and an electric up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs and fence panelling boundaries.

Utility

6'6" x 4'10" (2.00m x 1.48m)
The utility room has space for a tumble dryer, a fitted worktop, recessed spotlights, wood-effect flooring and a single door to provide access.

Gym

13'6" x 9'10" (4.13m x 3.02m)
The gym has wood-effect flooring, a wall-mounted electric heater, recessed spotlights, access to the sauna, two Velux windows, a UPVC double-glazed window to the side elevation and a single door to provide access.

Sauna

4'9" x 3'1" (1.47m x 0.95m)

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Virgin Media, Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G
Sewage – Mains Supply
Flood Risk – The government website states this is a medium flood risk area - No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

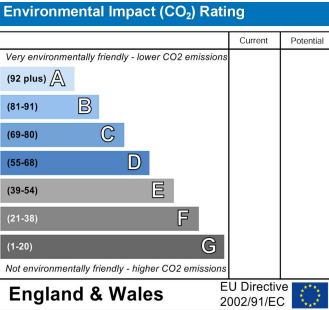
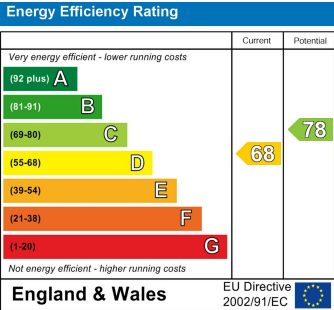
Council Tax Band Rating - Erewash Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Nottingham Road, Long Eaton, Derbyshire NG10 2EN

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.