

HoldenCopley

PREPARE TO BE MOVED

Welbeck Road, Long Eaton, Derbyshire NG10 4GP

Guide Price £240,000 - £265,000

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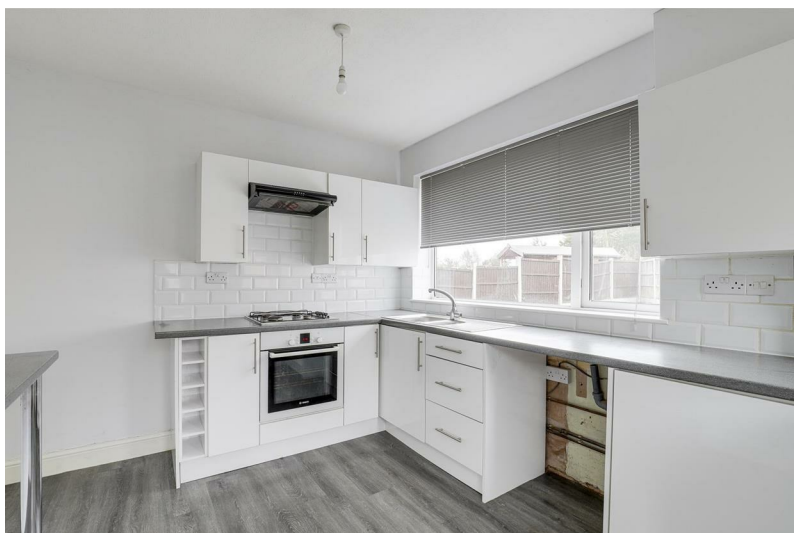


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OFFERED WITH NO UPWARD CHAIN — A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME THAT EFFORTLESSLY BLENDS TRADITIONAL CHARM WITH MODERN STYLE

Renovated and modernised to a high standard, this is a home you won't want to miss. Occupying an impressive corner plot, this spacious three-bedroom property offers generous outdoor space and excellent potential for extending (subject to necessary planning). Located in a sought-after and well-established residential area, it benefits from superb access to a wide range of local amenities, including supermarkets, shops, healthcare services, sports facilities, and highly regarded schools, making it an ideal choice for families. Commuters will appreciate the excellent transport links, with Junction 25 of the M1 just a short drive away, Long Eaton train station and East Midlands Parkway within easy reach, and East Midlands Airport nearby. The A52 and other major routes also provide straightforward connections to Nottingham, Derby, and surrounding towns. Inside, the welcoming entrance hall leads to a bright and spacious living room. To the rear, a modern kitchen offers ample storage and workspace, complete with a breakfast bar for casual dining, and a highly sought after feature of a walk-in pantry. With the added convenience of a ground-floor W/C.

Upstairs, there are two generously sized double bedrooms, a versatile single bedroom (perfect for a child's room or office), and a contemporary, family bathroom. Outside, the property really shines. The front features a neatly maintained lawn and a driveway with off-road parking for multiple vehicles. The enclosed rear garden enjoys a private feel, with a lawn, patio area, and secure fencing, ideal for summer gatherings. A brick-built outbuilding provides an excellent solution for secure and watertight storage. Nearby, you'll find allotments, scenic canal views, and open fields, lending the location a peaceful, semi-rural atmosphere.





- Semi-Detached House With No Upward Chain
- Three Good-Sized Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen With Breakfast Bar & Large Pantry Cupboard
- Ground Floor W/C
- Stylish Three-Piece Bathroom
- Driveway For Multiple Cars
- Plenty Of Scope For Further Development - STP
- Prime Location & Close To The Scenic Canal
- Potential On Offer





GROUND FLOOR

Entrance Hall

9’3" x 6’5" (2.83m x 1.96m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard and a single UPVC door providing access into the accommodation.

W/C

4’11" x 2’8" (1.50m x 0.82m)

This space has a 2-in-1 low level flush W/C combined with a wash basin, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Living Room

17’1" x 11’11" (5.21m x 3.64m)

The living room has carpeted flooring, a radiator, a TV point, three UPVC double-glazed window to the front and rear elevation and single UPVC door providing access into the accommodation.

Kitchen

11’8" x 9’9" (3.56m x 2.99m)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops and a breakfast bar that seats two, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven with a gas ring hob and an extractor fan, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, a large in-built pantry cupboard, wood-effect flooring, two UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

9’7" x 7’3" (2.93m x 2.23m)

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

Master Bedroom

11’4" x 9’4" (3.47m x 2.86m)

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

Bedroom Two

10’6" x 12’4" (3.22m x 3.76m)

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

Bedroom Three

10’5" x 8’6" (3.19m x 2.61m)

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

Bathroom

6’11" x 6’9" (2.11m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture and a glass shower screen, a heated towel rail, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, a garden area with a lawn, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a concrete patio area, a lawn, a gravelled area and fence panelling boundaries.

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

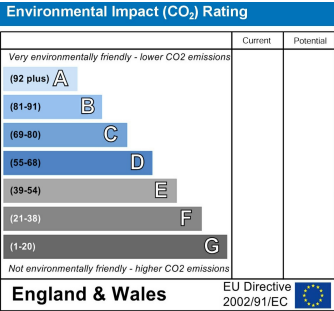
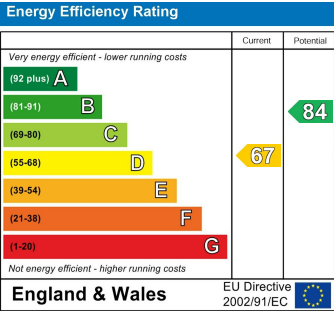
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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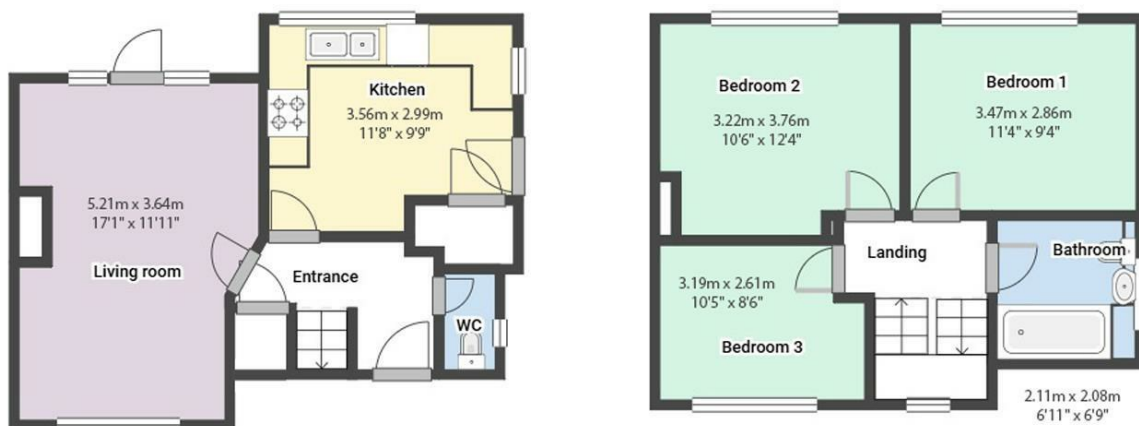
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Superfast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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