

HoldenCopley

PREPARE TO BE MOVED

Stafford Street, Long Eaton, Derbyshire NG10 2ED

Guide Price £400,000 -£450,000

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BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This four-bedroom detached house is exceptionally well-presented throughout and offers spacious accommodation, making it the perfect purchase for any family buyer looking for a home they can move straight into. Situated in a popular location, the property is just a stone's throw away from excellent local amenities, shops, great schools and fantastic transport links for easy commuting. To the ground floor, this stunning home comprises a bright and airy dining room open plan to a cosy living room, which in turn flows into a contemporary kitchen/living space complete with a central island, modern fitted units, underfloor heating, Velux windows and double French doors opening out to the rear garden. Further ground floor benefits include a separate utility room, a W/C, a versatile family room and internal access to the integral garage. Upstairs, the first floor offers four generously sized bedrooms, with one benefitting from a private en-suite, while the remaining bedrooms are serviced by a modern three-piece shower room. There's also access to a partially boarded loft, providing additional storage space. Outside, to the front of the property is on-street parking and a paved patio enclosed by iron railings. To the rear is a private, low-maintenance garden featuring a patio seating area, two artificial lawned sections, a summer house and a shed — ideal for outdoor entertaining. This impressive home is ready to move straight into and is perfect for growing families seeking space, style, and convenience in a prime location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Modern Fitted Kitchen
Living Space With Underfloor Heating
- Three Reception Rooms
- Ground Floor W/C & Utility Room
- Contemporary Three Piece Shower
Room & En-Suite
- Integral Garage
- Private Enclosed Low Maintenance
Garden
- Beautifully Presented Throughout
- Popular Location





GROUND FLOOR

Dining Room

17'1" x 10'9" (5.21m x 3.30m)

The dining room has Aluminium double-glazed windows to the front elevation, carpeted stairs with a glass balustrade, three vertical radiators, open access into the living room and a single Aluminium door providing access into the accommodation.

Living Room

11'0" x 10'3" (3.37m x 3.14m)

The living room has a vertical radiator and open access into the kitchen living space.

Kitchen Living Space

20'11" x 16'11" (6.39m x 5.17m)

The kitchen living space has a range of handleless base and wall units with worktops, a kitchen island with an induction hob and a ceiling mounted extractor hood, an integrated oven and dishwasher, space for a fridge-freezer, a sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring with underfloor heating, a radiator, two Velux windows to the ceiling, a Aluminium double-glazed window with bespoke fitted shutters to the rear elevation and Aluminium double French doors with bespoke fitted shutters providing access out to the garden.

Utility Room

8'0" x 6'1" (2.44m x 1.87m)

The utility room has fitted handleless base and wall units, an inset ceramic sink with a moveable swan neck mixer tap, a tiled splashback, space and plumbing for a washing machine, wood-effect flooring and recessed spotlights.

W/C

6'2" x 3'5" (1.89m x 1.06m)

This space has a low level flush W/C, a vanity style wash basin, a tiled splashback, wood-effect flooring, a radiator, recessed spotlights and an extractor fan.

Family Room

10'5" x 7'0" (3.20m x 2.15m)

The family room has a Aluminium full length double-glazed window to the rear elevation, geometric tiled flooring, a radiator, recessed spotlights, access into the garage and a single Aluminium door providing access out to the garden.

Garage

13'10" x 11'1" (4.23m x 3.38m)

The garage has lighting, power points and a roller garage door.

FIRST FLOOR

Landing

10'4" x 9'9" (3.15m x 2.99m)

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

Master Bedroom

17'1" x 10'9" (5.22m x 3.28m)

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

Bedroom Two

10'7" x 10'7" (3.25m x 3.23m)

The second bedroom has a Aluminium double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

7'4" x 3'11" (2.26m x 1.20m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a walk in shower enclosure with an electric shower and waterproof wall panels, herringbone style flooring, a radiator and an extractor fan.

Bedroom Three

11'2" x 10'2" (3.41m x 3.10m)

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

Bedroom Four

10'7" x 6'3" (3.25m x 1.93m)

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

Bathroom

8'0" x 6'3" (2.45m x 1.91m)

The bathroom has a low level flush W/C, a vanity style countertop wash basin, a walk in

shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, geometric tiled flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a Aluminium double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a paved patio with an iron fence and gate and a single gate providing rear access.

Rear

To the rear is a private garden with fence panelled boundaries, a paved patio seating area, two artificial lawned areas, slate chippings, a wooden raised planter, a summer house, a shed and an outdoor tap.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

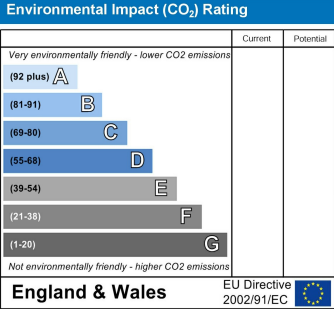
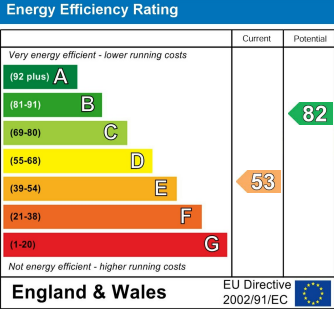
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The vendor has advised the following:
Property Tenure is Freehold

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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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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