

HoldenCopley

PREPARE TO BE MOVED

Walton Street, Long Eaton, Derbyshire NG10 1PB

Guide Price £240,000 - £260,000

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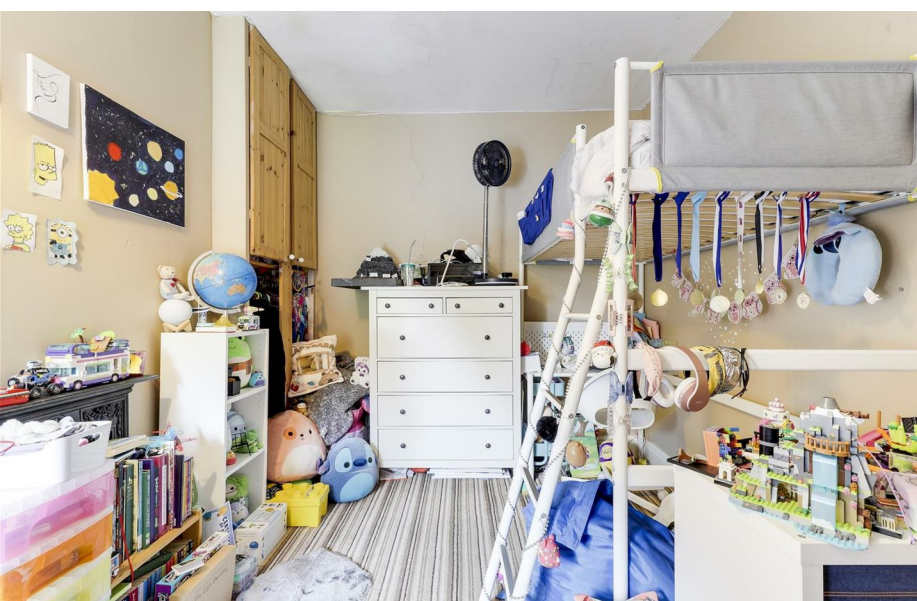
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SPACIOUS FAMILY HOME...

Positioned in the popular and convenient location, this four-bedroom semi-detached property is within close proximity to a variety of local amenities including shops, schools, parks, and eateries, as well as having excellent transport links onto the M1 Motorway, and easy access into both Nottingham and Derby City Centres. Ideal for a range of buyers from first time buyers looking to get on the property ladder with a spacious home, to growing families, and investors seeking a well-placed opportunity to upgrade their portfolio. The accommodation is arranged over three floors, offering plenty of space throughout. Internally, the ground floor of the home boasts a living room with a striking fireplace, a dining room with a feature log burner in an exposed brick recessed chimney breast alcove, as well as a spacious fitted kitchen, a conservatory, and a ground floor W/C. Upstairs, the first floor is home to three well-proportioned bedrooms, serviced by a three piece family bathroom suite. The second floor is dedicated to the private master bedroom, with an en-suite. Externally, the front of the property is a gated courtyard style garden with gated access to the low maintenance rear garden, featuring a decked seating area, a paved patio seating area, a versatile garden room currently being utilised as a garden bar, and a versatile storage room. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout and fantastic garden, this is a home you won't want to miss.

MUST BE VIEWED





- Semi-Detached House
- Four Well-Proportioned Bedrooms
- Spans Over Three Floors
- Living Room With Striking Fireplace
- Dining Room With Exposed Brick & Log Burner
- Spacious Fitted Kitchen & Conservatory
- Family Bathroom, En-Suite & Ground Floor W/C
- Characteristic Period Features Throughout
- Low-Maintenance Garden With Versatile Garden Room
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3’7" × 3’4" (1.11 × 1.03)

The entrance hall has parquet flooring, carpeted stairs, a UPVC double-glazed obscure window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

12’11" × 11’9" (3.95 × 3.60)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a picture rail, coving to the ceiling, a ceiling rose, a UPVC double-glazed window to the front elevation.

Dining Room

12’11" × 12’2" (3.96 × 3.72)

The dining room has parquet flooring, a feature log burner in an exposed brick recessed chimney breast alcove with a tiled hearth, a radiator, a picture rail, coving to the ceiling, a ceiling rose, and two UPVC double-glazed windows to the side and rear elevations.

Kitchen

15’9" × 8’5" (4.81 × 2.57)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a circular stainless steel sink with a mixer tap and a drainer, an integrated double oven, an electric hob with a stainless steel extractor fan, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, tiled floors, partially tiled walls, coving to the ceiling, and a UPVC double-glazed window to the side elevation.

Conservatory

9’7" × 8’7" (2.94 × 2.62)

The conservatory has tiled flooring, partially UPVC walls, UPVC double-glazed windows to the side and rear elevations, a polycarbonate roof, and double French doors leading out to the rear garden.

W/C

4’11" × 2’8" (1.51 × 0.83)

This space has a low level flush W/C, tiled flooring, wood panelled walls and ceiling, and a radiator.

FIRST FLOOR

Landing

24’11" × 5’2" (7.61 × 1.59)

The landing has carpeted flooring and stairs, a radiator, and provides access to the first floor accommodation.

Bedroom Two

12’2" × 9’10" (3.73 × 3.02)

The second bedroom has carpeted flooring, a radiator, an original wrought iron fireplace, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11’9" × 9’2" (3.59 × 2.80)

The third bedroom has carpeted flooring, an original wrought iron fireplace with a hearth, a radiator, and a UPVC double-glazed bow window to the front elevation.

Bedroom Four

9’3" × 8’7" (2.83 × 2.64)

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

Bathroom

6’2" × 5’6" (1.89 × 1.68)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

4’11" × 2’10" (1.52 × 0.87)

The upper landing has carpeted flooring, a skylight, and provides access to the second floor accommodation.

Master Bedroom

23’2" × 9’3" (7.07 × 2.84)

The main bedroom has carpeted flooring, two radiators, eaves storage, recessed spotlights, a Velux window, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

8’6" × 2’7" (2.60 × 0.81)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a courtyard style garden with a paved pathway, gated access to the rear, and boundaries made up of brick wall and metal picket fence, with gated access.

Rear

To the rear of the property is a low maintenance garden with a decked seating area, a paved patio seating area, an artificial lawn, a versatile garden room, a versatile storage room, and boundaries made up of brick walls and fence panelling.

Garden Room

11’5" × 9’10" (3.49 × 3.02)

The garden room has herringbone style flooring, a built-in wooden bar, partially tiled walls, recessed spotlights, two wood-framed windows to the front elevation, and double French doors leading out to the rear garden.

Storage Room

11’4" × 3’1" (3.47 × 0.95)

The storage room has lighting and ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

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 - Erewasg Borough Council - Band A

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.

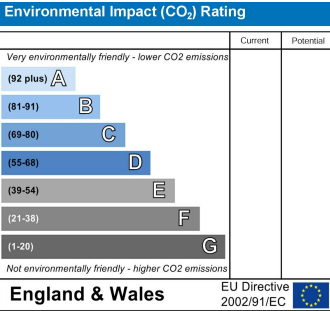
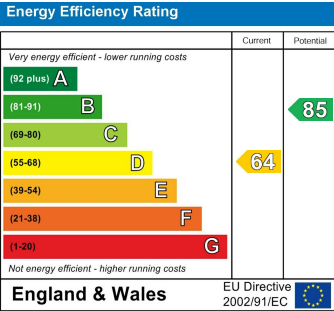
The vendor has advised the following:

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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