Holden Copley PREPARE TO BE MOVED

Parkside Avenue, Long Eaton, Nottinghamshire NGIO 4AN

Guide Price £650,000

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BEAUTIFULLY RENOVATED DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached home has undergone a back-to-brick renovation and offers spacious, high-specification accommodation throughout — perfect for any family buyer looking for a property they can move straight into with ease. The property has never been lived in since its renovation, offering the buyer a brand-new living experience. Finished to an exceptional standard, the renovation includes rewiring, new plumbing, newly fitted kitchen and bathrooms, new windows and doors, freshly plastered walls, and high-end flooring throughout — all complemented by a stylish modern interior that perfectly blends design and functionality. To the ground floor, the property comprises an entrance hall, a bay-fronted reception room featuring a bespoke media wall with inset flame-effect fire, and a versatile study ideal for home working or a playroom. At the heart of the home is a stunning open-plan living/kitchen/diner, boasting integrated appliances, quartz worktops, a built-in pantry, a multi-fuel burner, and bi-folding doors that lead out to the rear garden. A utility room and modern W/C complete the ground floor. Upstairs, the first floor offers four well-proportioned bedrooms, including a master suite with a stylish en-suite shower room, and a walk in closet, a modern four-piece family bathroom, a useful closet space, and access to the loft. Outside, the property stands on a generous plot with a block-paved double driveway and a small lawned area to the front. To the rear is a private, landscaped garden featuring a paved patio, a block-paved seating area, a well-maintained lawn, and a garden shed, all enclosed for privacy, and backing onto parkland, offering a peaceful and scenic outlook. This property ticks all the boxes for modern family living and is conveniently located close to excellent transport links, schools, and local amenities.

NO UPWARD CHAIN













- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen With
 Integrated Appliances & Bi-Folding
 Doors
- Two Spacious Reception Rooms
- Ground Floor W/C & Utility Room
- Contemporary Four Piece
 Bathroom & En-Suite
- Off-Road Parking
- Private Landscaped Rear Garden
- Beautifully Renovated Throughout
- No Upward Chain





GROUND FLOOR

Entrance Hall

 $II^*8" \times 7^*5" (3.57m \times 2.27m)$

The entrance hall has laminate flooring, carpeted stairs, an under the stairs cupboard, a column radiator, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

 $13^{\circ}3'' \times 11^{\circ}9'' (4.04m \times 3.59m)$

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, a column radiator, a built-in media wall with panelling and an inset flame effect fireplace and coving.

Study

 8^{2} " × 11^{7} " (2.5lm × 3.54m)

The study has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a column radiator and recessed spotlights.

Kitchen-Diner

 20° l" × 28° 5" (6.14m × 8.68m)

The kitchen-diner has a range of fitted shaker style base and wall units with Quartz worktops and splashback and a breakfast bar, an integrated double oven, dishwasher and wine fridge, a hob with a built-in extractor fan, an inset sink with a swan neck mixer tap and draining grooves, space for an American style fridge-freezer, a built-in pantry, laminate flooring, three vertical column radiators, a multi-fuel burner with a decorative surround, recessed spotlights, roof lights, UPVC double-glazed windows to the rear elevation and bi-folding doors providing access out to the garden.

Utility Room

 5° l" × 8° 9" (1.57m × 2.68m)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer and a swan neck mixer tap, laminate flooring, a wall-mounted boiler, an extractor fan and a single UPVC door providing side access

 $4^{\circ}9" \times 4^{\circ}II" (I.45m \times I.50m)$

This space has a low level flush W/C, a countertop wash basin with storage, laminate flooring, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to

FIRST FLOOR

Landing

 $||\cdot|| \times 6^{\circ}9'' (3.39m \times 2.07m)$

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

Master Bedroom

 $II^*II'' \times II^*7'' (3.65m \times 3.55m)$

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

En-Suite

 7^{4} " × 6^{0} " (2.26m × I.83m)

The en-suite has a low level flush W/C, a countertop wash basin with storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and hand-held shower. laminate flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, access into the walk in closet and a UPVC double-glazed window to the rear

Bedroom Two

 $II^{1}O'' \times I3^{8}$ " (3.63m × 4.19m)

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

Bedroom Three

 $15^{\circ}2'' \times 8^{\circ}3'' \text{ max} (4.64\text{m} \times 2.52\text{m} \text{ max})$

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

Bedroom Four

 $8^{*}7" \times 7^{*}4" (2.64m \times 2.24m)$

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

 7^{4} " × 2^{7} " (2.26m × 0.8lm)

The closet has laminate flooring and recessed spotlights.

Bathroom

 $8^{\circ}6'' \times 8^{\circ}2'' (2.6 \text{lm} \times 2.50 \text{m})$

The bathroom has a low level flush W/C, a countertop wash basin with storage, a fitted bath with a hand-held shower, a diamond shaped fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, laminate flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation,

OUTSIDE

Front

To the front is a block paved double driveway, courtesy lighting and a garden with a lawn and a mature tree.

Rear

To the rear is a private landscaped garden with a paved patio seating area, a lawn, a block paved seating area, mature shrubs, a wooden raised planter, a shed, courtesy lighting, an outdoor power point and fence panelled boundaries.

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

Very low chance of flooding

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

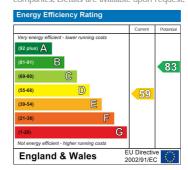
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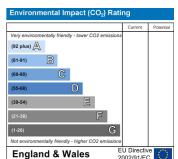
The vendor has advised the following: Property Tenure is Freehold

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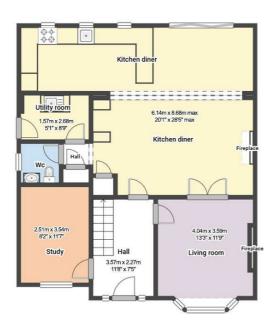
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale

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