

HoldenCopley

PREPARE TO BE MOVED

Parkside Avenue, Long Eaton, Nottinghamshire NG10 4AN

Guide Price £650,000

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*** GUIDE PRICE £650,000 TO £675,000 ***

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

11'8" x 7'5" (3.57m x 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

13'3" x 11'9" (4.04m x 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" x 11'7" (2.51m x 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

20'1" x 28'5" (6.14m x 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

5'1" x 8'9" (1.57m x 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.

W/C

4'9" x 4'11" (1.45m x 1.50m)
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 the side elevation.

FIRST FLOOR

Landing

11'1" x 6'9" (3.39m x 2.07m)
The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'11" x 11'7" (3.65m x 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" x 6'0" (2.26m x 1.83m)
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 elevation.

Bedroom Two

11'10" x 13'8" (3.63m x 4.19m)
The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

15'2" x 8'3" max (4.64m x 2.52m max)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

8'7" x 7'4" (2.64m x 2.24m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Closet

7'4" x 2'7" (2.26m x 0.81m)
The closet has laminate flooring and recessed spotlights.

Bathroom

8'6" x 8'2" (2.61m x 2.50m)
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

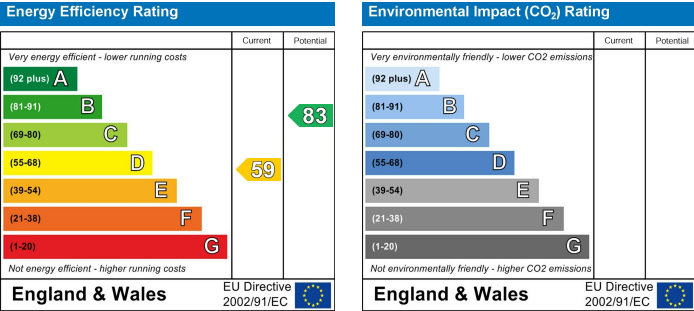
Council Tax Band Rating - Erewash Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

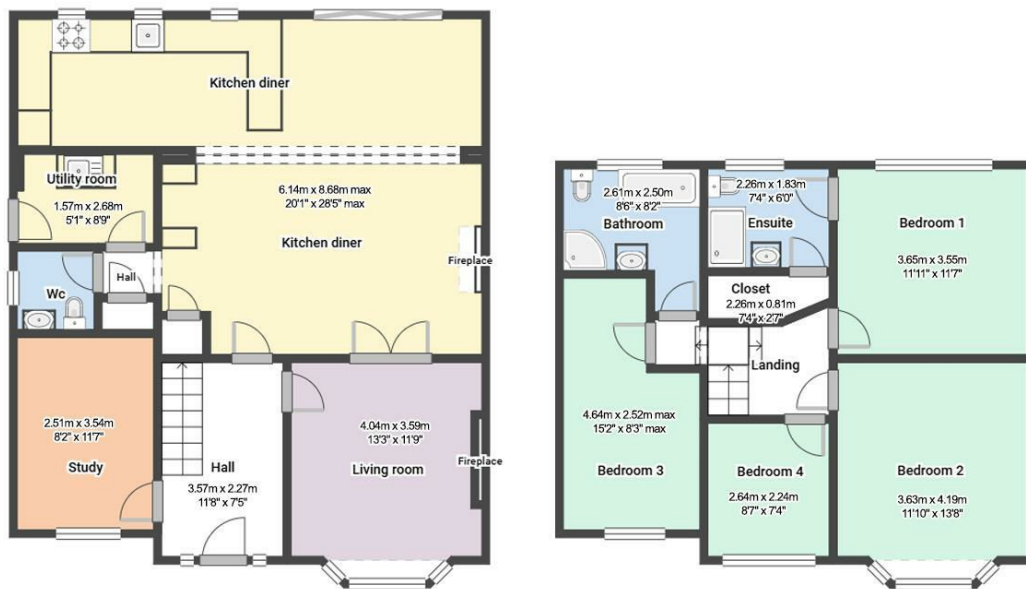
The vendor has advised the following:
Property Tenure is Freehold

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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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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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