

HoldenCopley

PREPARE TO BE MOVED

Trowell Grove, Long Eaton, Derbyshire NG10 4AZ

Guide Price £400,000 - £425,000

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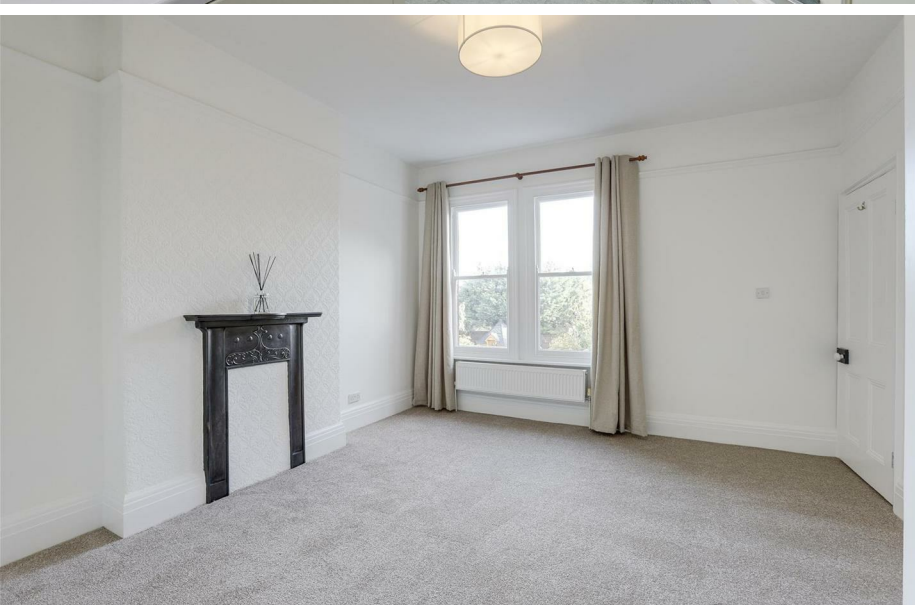
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STUNNING FAMILY HOME WITH NO UPWARD CHAIN...

This stunning five-bedroom extended semi-detached home offers spacious and beautifully presented accommodation throughout, making it the ideal family home. Fully modernised while retaining a touch of its original charm, the property is ready to move straight into and is offered to the market with no upward chain. Situated in a popular and convenient location, the home is within easy reach of a range of local amenities including West Park, excellent schools, shops, and regular transport links, as well as easy access to the M1 for commuters. The ground floor features a welcoming entrance hall leading to a bright bay-fronted living room, a generous dining room, and the heart of the home, a stunning kitchen fitted with ample worktop and storage space, integrated appliances, and direct access to the rear garden. There is also a convenient ground-floor W/C and access to the cellar. To the first floor, there are three double bedrooms and a further single bedroom. The main bedroom benefits from a luxurious four-piece en-suite bathroom, while a stylish family bathroom serves the remaining rooms. The top floor provides an additional spacious double bedroom. Outside, the property enjoys a driveway to the front providing off-road parking, and to the rear, a generous enclosed garden with a patio seating area, lawn, and well-established plants, shrubs, and trees, along with access to the garage.

MUST BE VIEWED!





- Extended Semi-Detached House
- Five Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Ground Floor W/C & Cellar
- Stylish Family Bathroom & En-Suite
- Driveway & Garage
- Generous Rear Garden
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

24'6" x 6'5" (7.49m x 1.96m)

The entrance hall has Minton tiled flooring, carpeted stairs, a radiator, ceiling coving, a picture rail, single-glazed stained glass window panels to the front elevation and a single door providing access into the accommodation.

Living Room

15'5" x 12'11" (4.70m x 3.94m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and bay sash windows to the front elevation.

Dining Room

14'10" x 12'11" (4.52m x 3.94m)

The dining room has carpeted flooring, a radiator, ceiling coving, a picture rail, a feature fireplace, and sash windows to the side and rear elevations.

Hall

6'3" x 3'7" (1.92m x 1.10m)

The hall has laminate wood-effect flooring.

W/C

4'4" x 3'6" (1.34m x 1.09m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, laminate wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Kitchen

23'5" x 10'9" (7.14m x 3.28m)

The kitchen is fitted with a range of base and wall units with worktops, an undermount stainless steel sink with draining grooves and a swan-neck mixer tap, an integrated double oven with warming drawer, hob, extractor fan, dishwasher, washing machine, tumble dryer, and a freestanding fridge-freezer. There are also two radiators, a built-in seating area, recessed spotlights, laminate wood-effect flooring, two wooden framed double-glazed sash windows to the side elevation, a single door providing access to the side of the property, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

26'2" x 6'5" (7.99m x 1.96m)

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

Master Bedroom

11'6" x 11'2" (3.51m x 3.40m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a sash window to the side elevation.

En-Suite

10'0" x 8'3" (3.05m x 2.51m)

The en-suite has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, an in-built cupboard, an extractor fan, tiled flooring, two skylight windows and a UPVC double-glazed obscure sash window to the side elevation.

Bedroom Two

14'11" x 12'11" (4.55m x 3.94m)

The second bedroom has carpeted flooring, a radiator, a picture rail, fitted wardrobes, a traditional fireplace surround and sash windows to the rear elevation.

Bedroom Three

12'11" x 12'5" (3.94m x 3.78m)

The third bedroom has carpeted flooring, a radiator, a picture rail and sash windows to the front elevation.

Bedroom Five

8'5" x 6'5" (2.57m x 1.96m)

The fifth bedroom has carpeted flooring and a sash window to the front elevation.

Bathroom

8'2" x 6'5" (2.49m x 1.96m)

The bathroom has a concealed low level dual flush W/C, a large vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, wood-effect flooring, recessed spotlights, an extractor fan and an obscure sash window to the side elevation.

SECOND FLOOR

Landing

16'1" x 6'11" (4.92m x 2.13m)

The landing has carpeted flooring, storage in the eaves, a skylight window and provides access to the second floor accommodation.

Bedroom Four

16'1" x 12'1" (4.90m x 3.68m)

The fourth bedroom has carpeted flooring, a radiator, storage in the eaves and two skylight windows.

BASEMENT

Cellar

11'10" x 3'2" (3.63m x 0.97m)

The cellar has tiled flooring, courtesy lighting and provides ample storage space.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, double gated access to the garage and rear garden, a range of shrubs and brick wall boundaries.

Rear

To the rear of the property is a generous enclosed garden featuring a block-paved patio area, a lawn bordered by a variety of established plants, shrubs, and trees, with access to the garage and brick wall boundaries.

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 - Ultrafast 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

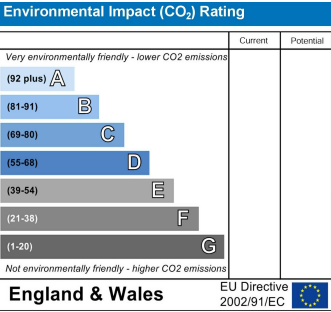
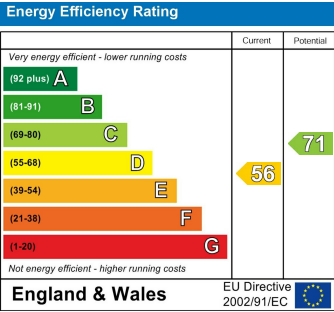
The vendor has advised the following:

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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