

# HoldenCopley

PREPARE TO BE MOVED

Kennedy Avenue, Long Eaton, Nottinghamshire NG10 3GF

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Guide Price £270,000 - £280,000



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### BEAUTIFUL FAMILY HOME...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, blending elegance and functionality in a sought-after location. Located close to a range of local amenities, excellent transport links, and great schools, this property is ideally suited for families and professionals alike. The ground floor opens with a porch leading to a hallway, guiding you into a generously sized living room perfect for cozy family gatherings. The modern fitted kitchen, complete with high-quality integrated appliances, Granite worktops, and underfloor heating, seamlessly flows into a light-filled conservatory—also benefiting from underfloor heating—creating an inviting space for dining or entertaining in comfort year-round. Upstairs, the home provides three well-proportioned bedrooms, alongside a contemporary shower room with stylish finishes. The boarded loft offers excellent additional storage, ideal for seasonal items or future expansion. Externally, the home is equally impressive, with a block-paved driveway and gated access to a carport at the side, providing ample parking options. The rear garden is a private oasis with patio areas for outdoor dining, a well-maintained lawn, two storage sheds, and a charming cabin equipped with electricity and a W/C—perfect for a home office, studio, or guest accommodation. Combining a prime location with beautifully presented interiors and versatile outdoor spaces, this property is an exceptional find, ready to meet the needs of modern living with style and ease.

### MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Conservatory
- Stylish Three Piece Bathroom Suite
- Private Rear Garden With A Cabin
- Driveway & Car Port
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

3’6" × 5’6" (1.07 × 1.68m)

The porch has wood-effect flooring, UPVC double-glazed windows to the front and side elevations and a single composite door providing access into the accommodation.

Hall

6’0" max × 3’10" (1.83m max × 1.18m)

The hall has carpeted flooring and stairs, a dado rail, a radiator, a built-in cupboard, a wall-mounted light fixture and a UPVC double-glazed window to the side elevation.

Living Room

12’8" max × 13’6" (3.88m max × 4.14m)

The UPVC double-glazed bow window to the front elevation, oak flooring, a radiator and a recessed chimney breast alcove with a decorative surround and a tiled hearth.

Kitchen

8’8" × 16’11" max (2.64m × 5.16m max)

The kitchen has a range of designer fitted base and wall units with Granite worktops and a matching breakfast bar, an integrated oven, microwave, fridge, freezer, dishwasher and wine cooler, an electric hob with an extractor hood, a Belfast sink with draining grooves and a swan neck mixer tap, space and plumbing for a washing machine, a built-in pantry, oak flooring with underfloor heating, kickboard lighting, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the side of the property and open access into the conservatory.

Conservatory

9’10" × 9’10" (3.00m × 3.00m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, oak flooring with underfloor heating and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6’5" × 6’11" (1.97m × 2.13m)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the side elevation, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10’1" max × 12’9" (3.09m max × 3.91m)

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

Bedroom Two

10’1" × 9’1" (3.09m × 2.78m)

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

Bedroom Three

9’0" max × 6’5" (2.76m max × 1.97m)

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

Shower Room

6’4" × 5’5" (1.95m × 1.66m)

The shower room has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a heated towel rail, partially tiled walls, waterproof wall panels, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway, courtesy lighting and double wooden gates providing access to the car port.

Rear

To the rear of the property is a private garden with a fence panelled boundary, courtesy lighting, an outdoor tap, patio areas, a lawn, raised planters, mature trees and shrubs, two sheds and a cabin.

Cabin

15’8" × 8’10" (4.78m × 2.69m)

This space has UPVC double-glazed windows to the front and side elevation, wood-effect flooring, a TV point, power points, lighting and UPVC double French doors

providing access out to the garden. This space also benefits from a low level flush W/C, a wall-mounted wash basin and a UPVC double-glazed obscure window to the front elevation.

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 1000 Mbps & Highest upload speed at 220 Mbps

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

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 - Erewash Borough Council - Band B

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:

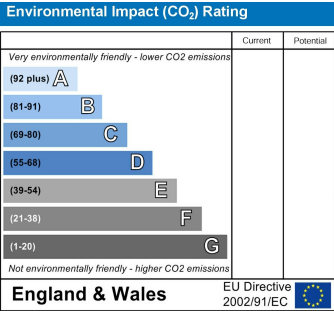
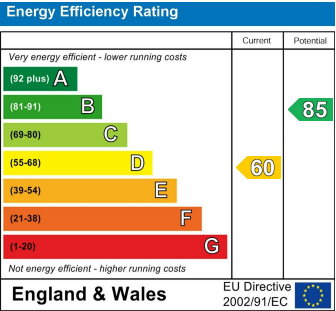
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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