

# HoldenCopley

PREPARE TO BE MOVED

Oakleys Road, Long Eaton, Derbyshire NG10 1FQ

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£315,000

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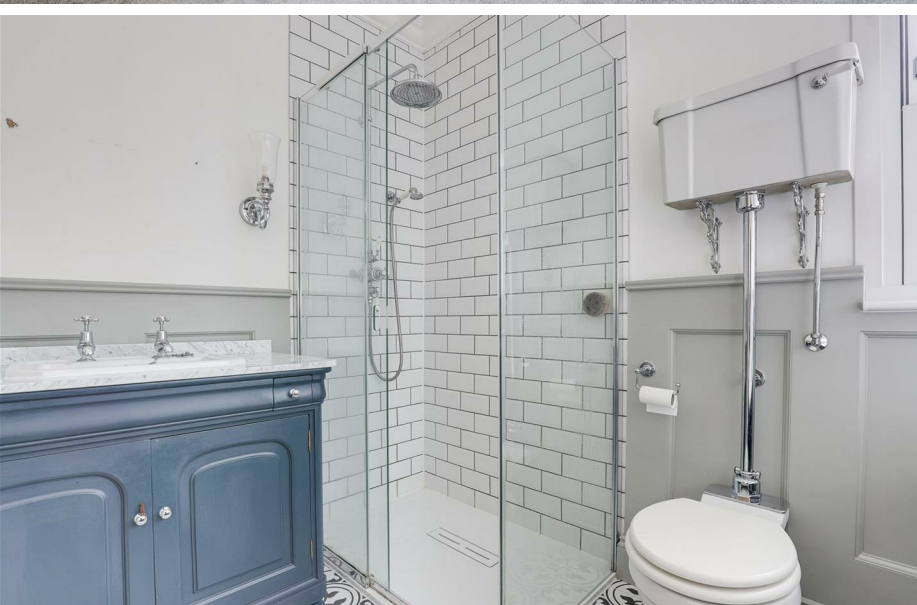


## BURSTING WITH CHARACTER...

We are pleased to be marketing this exquisite Victorian semi-detached house situated in a popular location within close proximity to Long Eaton Town Centre, with a range of shops, and amenities to cater to your everyday needs as well as being just a short distance away from West Park, regular transport links and excellent school catchments. With a harmonious blend of new and original features, including stunning quarry and Minton tiled flooring, re-fitted sash windows, and elegant cornicing, this home exudes character at every turn. Spanning three impressive floors, this property offers spacious accommodation that is perfect for any family buyer. Step inside and be greeted by an inviting entrance hall, leading you to two tastefully designed reception rooms boasting feature fireplaces that add warmth and charm. The great-sized kitchen features contemporary units and offers access to a convenient walk-in pantry, ensuring ample storage space for all your culinary needs. Additionally, a versatile garden/playroom and a well-appointed W/C complete the ground floor. Moving to the first floor, you'll discover two generous double bedrooms, along with a comfortable single bedroom. These rooms are serviced by a stylish four-piece bathroom suite featuring a freestanding slipper bath, adding a touch of luxury to your daily routine. Venturing up to the second floor, you'll find two spacious rooms that have the potential to be completed, providing the opportunity for additional bedrooms or customised spaces, subject to building regulations. Outside, a private enclosed garden awaits at the rear of the property. This delightful outdoor space offers multiple seating areas, perfect for enjoying al fresco dining, entertaining guests, or simply unwinding in the tranquil surroundings.

MUST BE VIEWED





- Victorian Semi-Detached House
- Three Bedrooms
- Potential To Finish Loft Conversion
- Two Reception Rooms With Feature Fireplaces
- Stylish Fitted Kitchen With Walk-In Pantry
- Four-Piece Bathroom Suite
- Landscaped Garden
- New & Original Features Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'2" x 9'6" (1.28m x 2.90m)

The entrance hall has Minton tiled flooring, panelled walls, coving to the ceiling, a ceiling rose, a decorative ceiling arch and a single wooden door with a stained-glass insert providing access into the accommodation via the storm porch

### Living Room

12'0" x 14'10" (3.66m x 4.52m)

The living room has a double-glazed sliding sash bay window to the front elevation, stripped wooden flooring, a feature fireplace with an ornate wooden surround, a granite hearth and inset cast iron open fireplace with decorative tiled surround, a TV point, a picture rail, coving to the ceiling, a ceiling rose and a radiator

### Dining Room

12'11" x 13'10" (3.94m x 4.23m)

The dining room has a double-glazed sliding sash window to the side elevation, stripped wooden flooring, a feature fireplace with a wooden surround and a built-in over mirror, a marble hearth, an open fireplace with an inset cast iron fire and a decorative tiled surround, coving to the ceiling, a picture rail, a radiator and double doors opening out onto the rear patio

### Kitchen

18'1" x 9'6" (5.51m x 2.90m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a four-ring gas hob, splashback and angled extractor fan, space for a fridge freezer, space and plumbing for a washing machine, original quarry tiled flooring, partially tiled walls, a bi-folding doors into the play room, access into the walk-in pantry, sliding sash windows to the side elevation and a stable-style wooden door providing access to the garden

### Garden Room / Play Room

7'11" x 10'3" (2.41m x 3.12m)

This versatile space has a half-vaulted ceiling with two Velux windows, exposed beams on the walls and the ceiling, original quarry tiled flooring, a radiator, double-glazed windows to the side and rear elevation and double doors to access the garden

### W/C

2'7" x 5'2" (0.79m x 1.57m)

This space has a low level flush W/C, original quarry tiled flooring and a single-glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

The landing has a combination of carpeted and stripped wooden flooring, panelled walls, a radiator and provides access to the first floor accommodation

### Bedroom One

12'1" x 16'7" (3.69m x 5.06m)

The first bedroom has two double-glazed sash windows to the front elevation, carpeted flooring, a column radiator, coving to the ceiling and an original open fireplace with a tiled hearth

### Bedroom Two

13'11" x 10'5" (4.24m x 3.18m)

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

### Bedroom Three

9'10" x 8'0" (3.00m x 2.44m)

The third bedroom has a double-glazed sliding sash window to the rear elevation, carpeted flooring, a column radiator, a picture rail and coving to the ceiling

### Bathroom

6'10" x 9'8" (2.09m x 2.95m)

The bathroom has a high-level flush W/C, a sunken wash basin with fitted storage, a double-ended freestanding slipper bath with claw feet, central taps and a handheld shower head, a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled and panelled walls, tiled flooring, a column radiator with a chrome towel rail, recessed spotlights, coving to the ceiling and a double-glazed sliding sash window to the side elevation

## SECOND FLOOR

### Upper Landing

The upper landing provides access to the second floor accommodation

### Loft Room

13'4" x 19'10" (4.06m x 6.05m)

This space has two skylight windows, a sliding sash window to the rear elevation, exposed flooring and open access into the additional loft room

### Room

9'10" x 12'10" (3.00m x 3.93m)

This space has exposed flooring and two double-glazed sliding sash windows to the side elevation

## OUTSIDE

### Front

To the front of the property there is a low maintenance walled garden and secure gated access to the side garden

### Rear

To the rear of the property is a private enclosed garden with paved patio, a lawn, a range of plants and shrubs, external power sockets, courtesy lighting, an outdoor tap, a shed and brick boundary walls

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

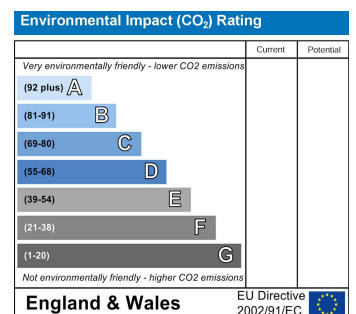
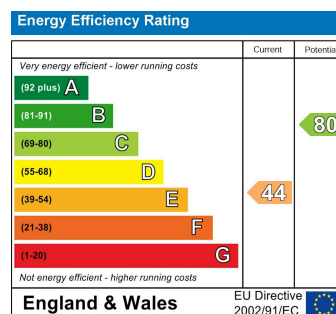
The vendor has advised the following:

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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# Oakleys Road, Long Eaton, Derbyshire NG10 IFQ



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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