

# HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Long Eaton, Derbyshire NG10 4FT

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Guide Price £375,000 - £400,000



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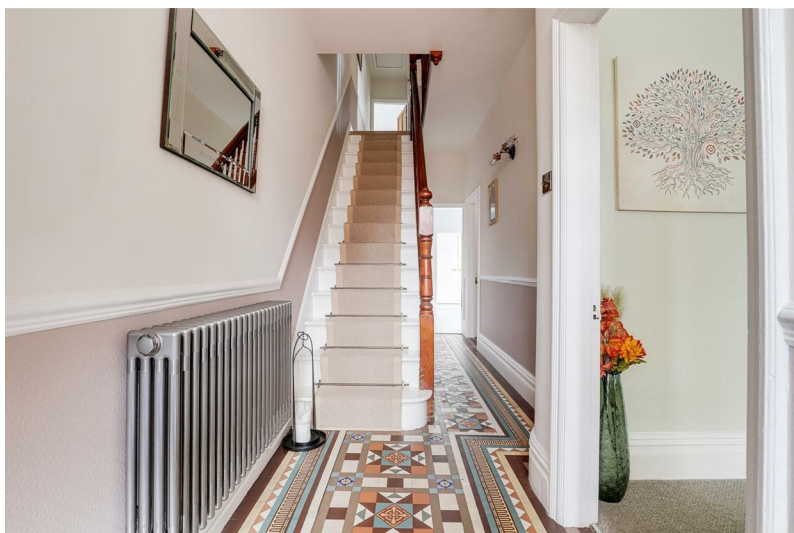


GUIDE PRICE £375,000 - £400,000

BEAUTIFUL FAMILY HOME...

This beautifully presented four-bedroom semi-detached house offers a spacious and modern family home while retaining a wealth of original charm and character. Throughout the property, you'll find period features such as stained glass windows, Milton tiled flooring, and traditional fireplaces, blending timeless elegance with contemporary living. Situated in a popular location, the property is within easy reach of a range of local amenities, including West Park, excellent transport links via the M1, and highly regarded schools. The ground floor comprises a welcoming entrance hall leading to a bay-fronted living room with a cosy wood burner, a dining room with access to the rear garden, a modern kitchen ideal for all your culinary needs, a utility room, and a convenient ground-floor W/C. The first floor features three double bedrooms and a stylish family bathroom, while the top floor offers an additional double bedroom with access to another modern bathroom, perfect for guests or a private master suite. Outside, the front of the property offers on-street parking, while to the rear is a delightful garden with a patio seating area, a lawn bordered by plants and shrubs, and a sunken seating area complete with a firepit, perfect for relaxing or entertaining.

MUST BE VIEWED!







- Semi-Detached House
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom
- Landscaped Rear Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

22'5" x 5'7" (6.84m x 1.71m)

The entrance hall has Milton tiled flooring, a carpeted stair runner, a column radiator, a ceiling rose, stained glass windows to the front elevation and a single door providing access into the accommodation.

### Living Room

14'7" x 13'2" (4.47m x 4.03m)

The living room has carpeted flooring, a vertical radiator, ceiling coving, a picture rail, a ceiling rose, a recessed chimney breast alcove with a feature wood burner and a UPVC double-glazed bay sash window with fitted shutters to the front elevation.

### Dining Room

12'7" x 12'1" (3.86m x 3.70m)

The dining room has wood flooring, a radiator, a picture rail, a traditional fireplace and double doors providing access to the rear garden.

### Kitchen

12'9" x 10'7" (3.90m x 3.25m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated full length fridge & freezer, a dishwasher and a freestanding cooker, a vertical radiator, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the side elevation.

### Hall

5'5" x 3'3" (1.67m x 1.01m)

The hall has vinyl flooring, recessed spotlights, an in-built cupboard housing the combi boiler and a single door providing access to the rear garden.

### Utility Room

4'9" x 3'4" (1.46m x 1.02m)

The utility room has vinyl flooring, recessed spotlights and space and plumbing for a washing machine & tumble dryer.

### W/C

4'9" x 2'1" (1.45m x 0.65m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, vinyl flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

21'4" x 5'7" (6.52m x 1.72m)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed sash window to the front elevation, access to the first floor accommodation and access to the loft.

### Bedroom Two

12'9" x 12'2" (3.90m x 3.72m)

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

### Bedroom Three

12'7" x 11'11" (3.84m x 3.65m)

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

### Bedroom Four

10'7" x 10'6" (3.25m x 3.22m)

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

### Bathroom

8'0" x 7'6" (2.45m x 2.30m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, two shower niches, partially tiled walls, recessed spotlights, a heated towel rail, an extractor fan, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Landing

6'9" x 3'1" (2.07m x 0.96m)

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

### Master Bedroom

16'0" x 9'10" (4.89m x 3.00m)

The main bedroom has carpeted flooring, a radiator, spotlights, storage in the eaves, a Velux window and a UPVC double-glazed window to the rear elevation.

### Bathroom

9'1" x 6'2" (2.79m x 1.90m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking, access to a storage space at the side of the property that also leads to the rear garden and brick-wall boundaries.

### Rear

To the rear of the property is an enclosed landscaped garden with a paved patio area, a lawn bordered by a variety of plants and shrubs, a sunken firepit, a brickbuilt outhouse for storage, fence panelling and brick-wall boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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 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.

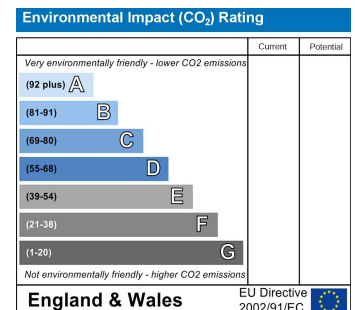
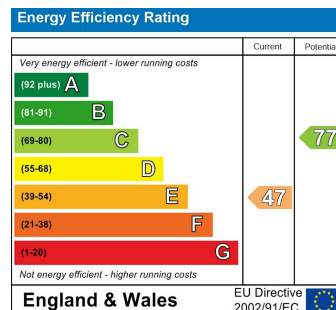
The vendor has advised the following:

Property Tenure is Freehold

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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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## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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