

# HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Long Eaton, Derbyshire NG10 4JF

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Guide Price £350,000 - £375,000

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WELL PRESENTED THROUGHOUT...

A stunning four-bedroom detached family home offering off-street parking, a garage, and an enclosed rear garden with exceptional canal views and potential for mooring. Situated in the sought-after town of Long Eaton, the home is conveniently close to a variety of schools, shops, and parks. Long Eaton town centre is within walking distance, offering supermarkets, healthcare facilities, and other amenities. Excellent transport links include nearby bus routes and easy access to the A52, M1, and A50, with both East Midlands Airport and Long Eaton train station just a short drive away. Modern and thoughtfully presented, the property briefly comprises an entrance porch leading to a spacious hallway, an open-plan lounge/diner, a fully fitted kitchen, utility room, and a downstairs WC. To the first floor, a double-height landing provides access to four generous double bedrooms, with the master enjoying a contemporary en-suite, and a family bathroom. Externally, the property features off-street parking, an integral garage, and a large, enclosed rear garden with patio, lawn, mature shrubs, and the canal running along the rear boundary. The garden offers potential for private mooring, subject to necessary permissions. Additional benefits include a four-year-old boiler. Partially boarded loft with an installed step down ladder and a fitted alarm system.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Fitted Kitchen & Utility Room
- Spacious Living Room
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Driveway & Garage
- Enclosed Rear Garden With Canal Views
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has carpeted flooring, exposed brick walls, and a composite door providing access into the accommodation.

### Entrance Hall

13'5" x 17'0" (4.10m x 5.20m)

The entrance hall has laminate flooring, carpeted stairs, coving to the ceiling, an under stairs cupboard, and access into the W/C.

### W/C

7'6" x 3'2" (2.30m x 0.97m)

This space has an obscure window to the side elevation, a low level flush W/C, a wash basin with a tiled splashback, a radiator, and tiled flooring.

### Kitchen

12'1" x 8'8" (3.69m x 2.66m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated oven. coving to the ceiling, recessed spotlights, tiled splashback, tiled flooring, and a double glazed window to the front elevation.

### Utility Room

5'1" x 5'4" (1.55m x 1.63m)

The utility room has fitted base and wall units with a worktop, stainless steel sink with taps and a drainer, space and plumbing for a washing machine, a radiator, tiled splashback, tiled flooring, and a door opening to the side elevation.

### Living Room

21'7" x 18'7" (6.58m x 5.67m)

The living room has a window to the side elevation, a TV point, coving to the ceiling, two radiators, space for a dining table, a feature fireplace, wood-effect flooring, and two sliding patio doors opening to the rear garden.

## FIRST FLOOR

### Landing

9'9" x 8'10" (2.98m x 2.70m)

The landing has a window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'3" x 10'6" (3.43m x 3.22m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

### En-Suite

5'5" x 5'8" (1.66m x 1.75m)

The en-suite has an obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a radiator, a shaver socket, floor-to-ceiling tiling, and vinyl flooring.

### Bedroom Two

10'7" x 10'1" (3.23m x 3.09m)

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

### Bedroom Three

10'7" x 10'0" (3.23m x 3.07m)

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

### Bedroom Four

12'1" x 9'5" (3.94m x 2.88m)

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

### Bathroom

6'0" x 7'7" (1.83m x 2.33m)

The bathroom has an obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower fixture and shower screen, a shaver socket, a radiator, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, gated access to the rear garden, a driveway with access into the garage.

### Garage

The garage has lighting, electrics, a wall-mounted boiler, and an up-and-over door opening onto the driveway.

### Rear

To the rear, the property features a generous patio area, ideal for outdoor seating or entertaining, which steps down onto a well-maintained lawn. The garden is framed by a mix of mature shrubs and hedges, creating a sense of privacy and greenery. A paved path runs along the left-hand side of the garden, leading to the Dockholme Canal at the rear, which offers potential for private mooring. The entire plot is securely enclosed with fencing, providing both safety and seclusion.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Standard 7mbps Superfast 46mbps Ultrafast 1000mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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