

# HoldenCopley

PREPARE TO BE MOVED

Roosevelt Avenue, Long Eaton, Derbyshire NG10 3GE

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£300,000



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## SPACIOUS FAMILY HOME...

We are delighted to present this spacious and well-presented semi-detached home, ideally located within easy reach of a range of local amenities including shops, well-regarded schools, and convenient transport links via the M1. To the front of the property, you are greeted by an enclosed garden adorned with a variety of mature plants and shrubs. A storm porch provides sheltered access into the home, with a pathway leading through to the rear garden. Upon entering the property, the ground floor offers a welcoming living room featuring a large bay window and a focal fireplace, creating a warm and inviting atmosphere. The adjacent sitting room flows openly into a modern fitted kitchen, complete with French doors that open onto the rear garden—perfect for indoor-outdoor living. The ground floor also benefits from a separate utility room and a convenient downstairs W/C. The first-floor hosts two generously sized double bedrooms, a contemporary three-piece family bathroom suite, and a study ideal for home working or additional storage with stairs leading up to the second floor. The second floor boasts a further spacious double bedroom complemented by its own en-suite bathroom, providing a private retreat for guests or older children. Externally, the south-facing rear garden is designed for both relaxation and entertaining, featuring a decked patio area with pergola, artificial lawn, a second seating area, and fence-panelled boundaries offering privacy. The garden also provides access to a versatile garden room, ideal for use as a home office, studio, or gym.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Study
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Enclosed South Facing Rear Garden
- Versatile Garden Room
- Must Be Viewed











GROUND FLOOR

**Hallway**  
2'11" x 13'4" (0.91m x 4.07m)

The hallway has wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator, UPVC double-glazed windows to the front elevation, and a composite door providing access to the accommodation

**W/C**  
5'7" x 2'8" (1.72m x 0.83m)  
This space has a low-level flush W/C, a vanity-style washbasin with a tiled splashback, a radiator, and wood-effect flooring

**Living Room**  
10'4" x 13'8" (3.16m x 4.18m)  
The living room has a UPVC double-glazed bay window to the front elevation, a radiator, a wrought iron feature fireplace with a gloss-tiled hearth, a TV point, a dado rail, and carpeted flooring

**Sitting Room**  
10'4" x 11'5" (3.15m x 3.49m)  
The sitting room has wood-effect flooring, a vertical radiator, and open access to the kitchen.

**Kicthen**  
12'0" x 13'11" (3.67m x 4.25m)  
The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan-neck mixer tap and drainer, an integrated double oven, ceramic hob with extractor fan, integrated dishwasher, integrated fridge freezer, kickboard lighting, recessed spotlights, tiled flooring, two UPVC double-glazed windows to the side and rear elevations, and double French doors opening onto the rear garden.

**Utility Room**  
4'10" x 6'0" (1.48m x 1.83m)  
The utility room has wall units, a worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, and a UPVC door leading to the rear garden.

FIRST FLOOR

**Landing**  
5'9" x 9'6" (1.77m x 2.90m)  
The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to the first-floor accommodation.

**Bedrooom Two**  
11'10" x 10'3" (3.63m x 3.14m)  
The second bedroom HAS a UPVC double-glazed window to the front elevation, a recessed chimney breast fireplace, a picture rail, a radiator, and carpeted flooring

**Bedroom Three**  
11'6" x 10'3" (3.53m x 3.13m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, a recessed chimney breast fireplace, a picture rail, a radiator, and carpeted flooring

**Study**  
6'9" x 5'9" (2.06m x 1.76m)  
The study has a UPVC double-glazed window to the front elevation, and carpeted flooring, and access to the second floor accommodation..

**Bathroom**  
6'2" x 5'7" (1.90m x 1.72m)  
The bathroom has a UPVC double-glazed obscure window to the rear elevation, a concealed dual-flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall shower, a handheld shower fixture and a shower screen, an extractor fan, a heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring

SECOND FLOOR

**Bedroom One**  
16'8" x 12'4" (5.10m x 3.77m)  
The first bedroom has a UPVC double glazed window to the side elevation, carpeted flooring, and access to an en-suite bathroom

**En-Suite**  
3'3" x 8'6" (1.00m x 2.61m)  
The en-suite has a UPVC double-glazed window to the rear elevation, a low-level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower, recessed spotlights, a shaver socket, partially tiled walls, and vinyl flooring

OUTSIDE

**Front**  
To the front of the property is an enclosed garden featuring a variety of plants and shrubs, with access to the property via a storm porch and a pathway leading to the rear garden

**Rear**  
To the rear of the property is an enclosed, south-facing garden featuring a patio area with a pergola, an artificial lawn, a second decked patio seating area, fence-panelled boundaries, and access to a versatile garden room

**Garden Office**  
7'4" x 11'6" (2.25m x 3.52m)  
The garden office room has wood-effect flooring, lighting, electrics, double-glazed windows, and double French doors that open to the rear garden

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 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

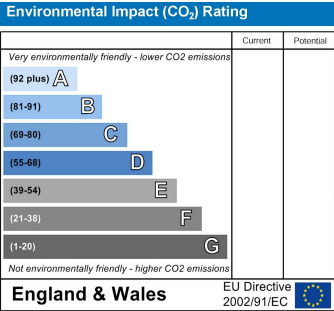
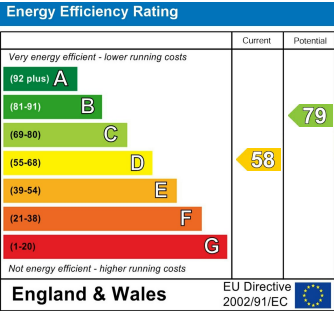
**DISCLAIMER**  
Council Tax Band Rating - Erewash Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any 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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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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