

# HoldenCopley

PREPARE TO BE MOVED

Douglas Road, Long Eaton, Derbyshire NG10 4BD

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Guide Price £250,000 - £270,000

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POPULAR LOCATION...

This spacious four-bedroom semi-detached house is ideally located in the popular area of Long Eaton, within close proximity to shops, local eateries, excellent transport links, and a selection of primary and secondary schools. The ground floor features an entrance hall leading to a comfortable living room, a fitted kitchen diner equipped for all your culinary needs, and open-plan access to a sitting room, offering a versatile and connected living space. A convenient utility room completes the ground floor. The first floor comprises two generously sized double bedrooms, a single bedroom, and a three-piece bathroom suite. The top floor hosts a further double bedroom, ideal as a private retreat or guest room. To the front of the property, a driveway offers off-road parking for multiple vehicles and provides access to the garage. The rear garden features a patio seating area, a lawn, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Utility Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

5'2" x 1'9" (1.60m x 0.54m)

The porch has tiled flooring, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

### Entrance Hall

14'10" x 5'6" (max) (4.53m x 1.70m (max))

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, ceiling coving, obscure windows to the front elevation and a single door providing access from the porch.

### Living Room

16'0" x 11'10" (max) (4.88m x 3.61m (max))

The living room has carpeted flooring, two radiators, ceiling coving, a recessed chimney breast alcove and two UPVC double-glazed windows to the front elevation.

### Kitchen/Diner

15'1" x 9'10" (max) (4.86m x 3.01m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, a dado rail, ceiling coving, a radiator, tiled & carpeted flooring, open access to the sitting room and a UPVC double-glazed window to the side elevation.

### Sitting Room

9'8" x 8'4" (2.95m x 2.56m)

The sitting room has carpeted flooring, a dado rail, ceiling coving and UPVC double-glazed windows to the rear elevation and double French door providing access to the rear garden.

### Utility Room

8'10" x 5'6" (2.70m x 1.70m)

The utility room has fitted base and wall units with a rolled-edge worktop, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

16'0" x 5'6" (max) (4.88m x 1.69m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

### Master Bedroom

16'0" x 11'1" (max) (4.88m x 3.64m (max))

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and two UPVC double-glazed windows to the front elevation.

### Bedroom Two

9'11" x 9'8" (3.03m x 2.96m)

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

### Bedroom Three

9'11" x 6'1" (3.04m x 1.87m)

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

### Bathroom

6'1" x 5'6" (1.82m x 1.68m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Bedroom Four

18'9" x 15'10" (max) (5.72m x 4.83m (max))

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, storage in the eaves and two Velux windows.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, shrubs, fence paneling and brick-wall boundaries.

### Garage

24'0" x 9'2" (7.33m x 2.80m)

The garage has courtesy lighting, power supply, a window to the side elevation, a single door providing access to the rear garden and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden, a paved patio area, a lawn, plants and shrubs and fence paneling boundaries.

### 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

### ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps

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

Sewage – Mains Supply

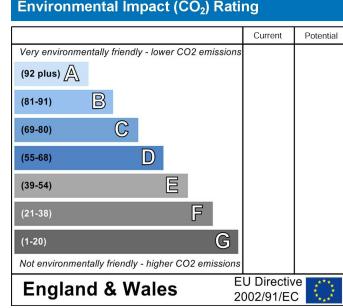
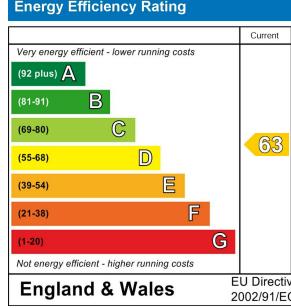
Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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)