

HoldenCopley

PREPARE TO BE MOVED

Grosvenor Avenue, Long Eaton, Derbyshire NG10 3FP

Guide Price £260,000 - £270,000

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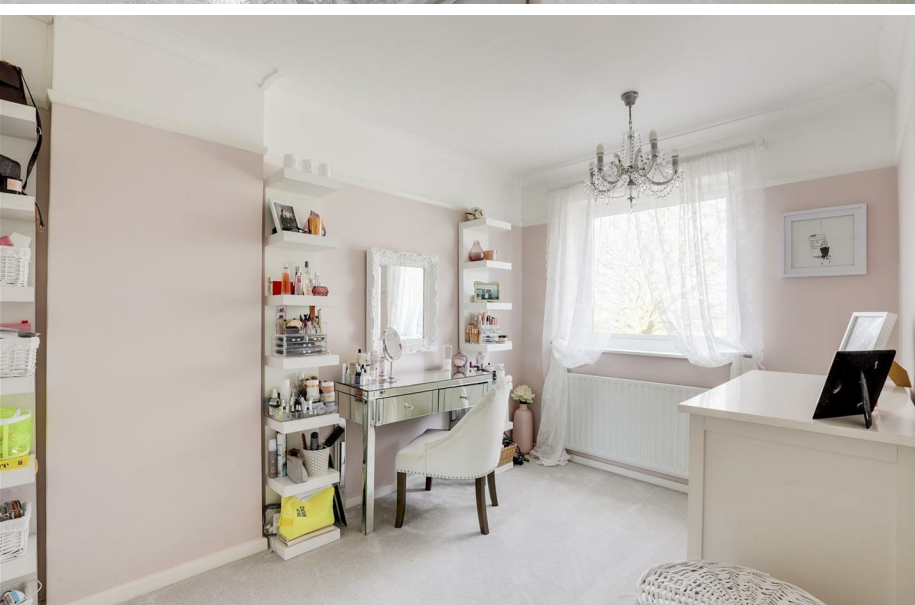
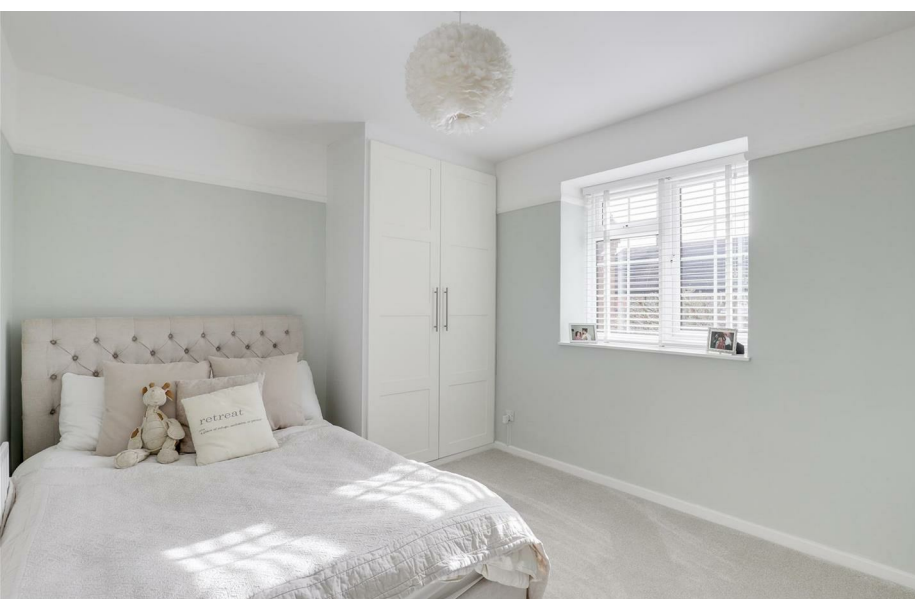
GUIDE PRICE: £260,000 - £270,000

WELL-PRESENTED FAMILY HOME...

This four bedroom semi-detached house is a credit to the current owner as the property is exceptionally well-presented and decorated throughout whilst boasting spacious accommodation making it a great purchase for a growing family. This property is situated in a quiet, residential location just a stone's throw away from great schools, playing parks, regular transport services and easy commuting links. To the ground floor is an entrance hall, a newly fitted kitchen with a range of high-end integrated appliances, a W/C and a spacious living room with double doors opening out onto the rear patio area. The first floor offers three double bedrooms and a single bedroom serviced by a modern bathroom suite. Outside to the front is a driveway with access to the garage towards the rear along with an enclosed garden.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Kitchen With High-End Appliances
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs, coving to the ceiling, a UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

W/C

6'2" x 2'7" (1.88 x 0.80)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, laminate flooring, a radiator and a UPVC double glazed obscure window to the rear elevation

Kitchen

8'10" x 7'10" (2.71 x 2.39)

The kitchen has a range of fitted base and wall units with worktops, an inverted sink with a mixer tap and drainer, an integrated Neff slide and hide oven, an Integrated Neff Micro combi-oven, an integrated Samsung fridge freezer, an integrated Samsung dishwasher, space and plumbing for a washing machine, tiled splashback, laminate flooring, recessed spotlights and a UPVC double glazed window to the front elevation

Living Room

17'2" x 14'5" (5.25 x 4.40)

Th living room has laminate flooring, a picture rail, a TV point, a wall-mounted electric feature fire, coving to the ceiling, a radiator, an in-built cupboard, full height UPVC double glazed windows to the rear elevation and double UPVC patio doors opening out to the rear garden

FIRST FLOOR

Landing

The landing has coving to the ceiling, carpeted flooring, an in-built cupboard, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

14'5" x 9'10" (4.41 x 3.00)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Two

11'11" x 9'9" (3.64 x 2.99)

The second bedroom has a UPVC double glazed window to the front and rear elevation, carpeted flooring, a picture rail, a radiator and a fitted floor to ceiling wardrobe

Bathroom

7'10" x 6'4" (2.41 x 1.95)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with a mains-fed shower and a shower screen, a heated towel rail, tiled flooring, partially tiled walls, coving to the ceiling, an extractor fan and recessed spotlights

Bedroom Three

11'5" x 7'11" (3.50 x 2.42)

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

Bedroom Four

8'5" x 6'1" (2.58 x 1.86)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a picture rail and a radiator

OUTSIDE

Front

To the front of the property is a block-paved driveway with access to the garage towards the rear

Garage

The garage has power points, lighting and an up and over door

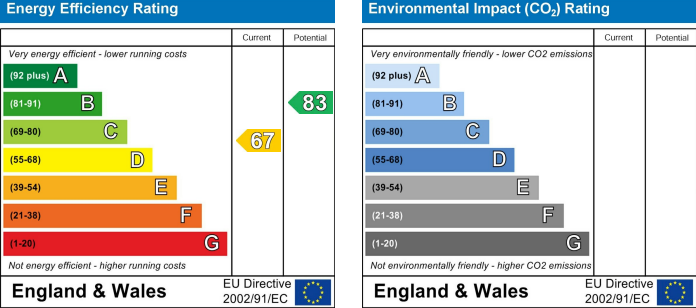
Rear

To the rear of the property is a private enclosed garden with a patio area, raised planters, a lawn, fence panelling and gated access

DISCLAIMER

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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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