

# HoldenCopley

PREPARE TO BE MOVED

Albert Road, Nottinghamshire NG10 1JZ

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Guide Price £260,000 - £270,000

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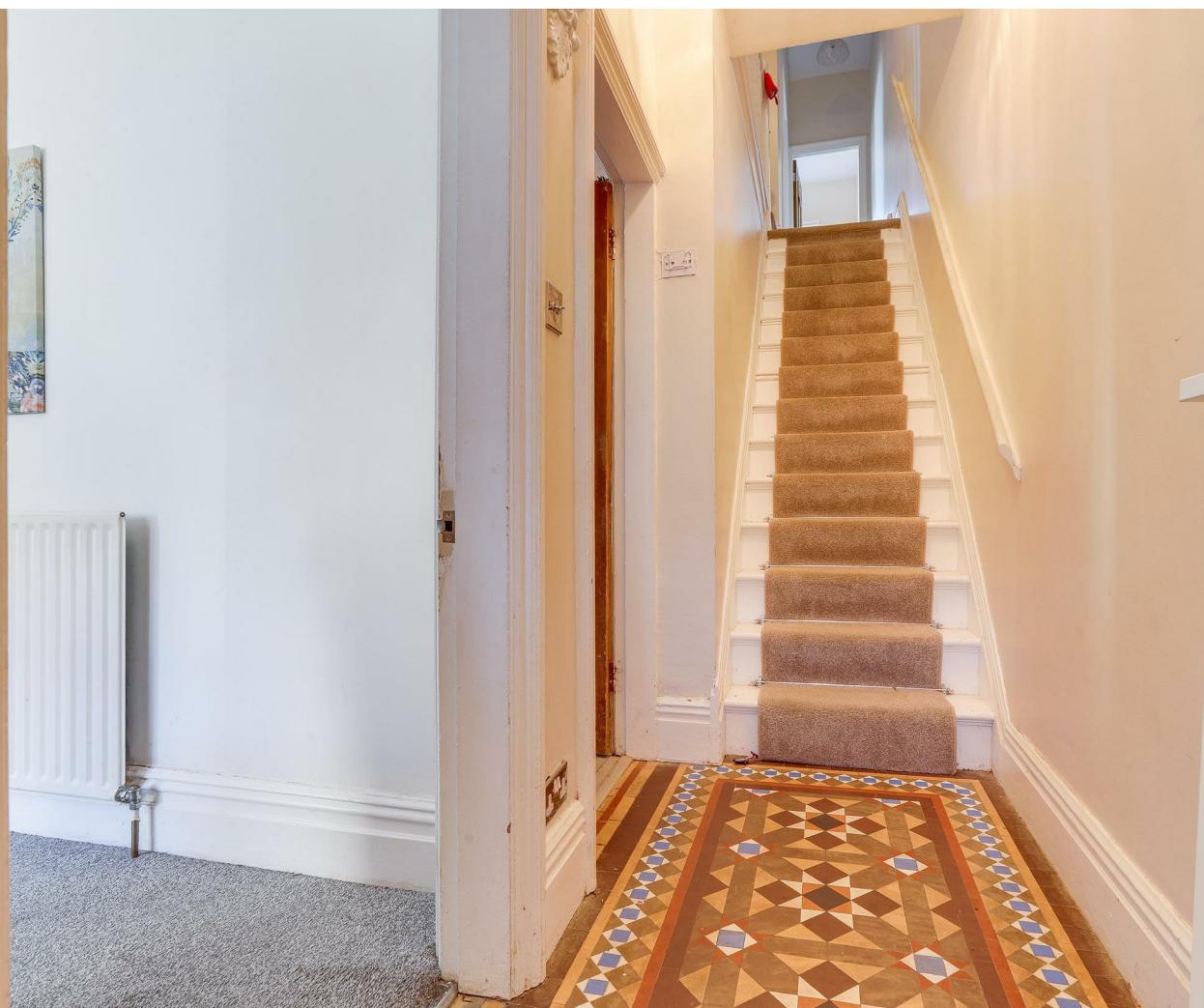


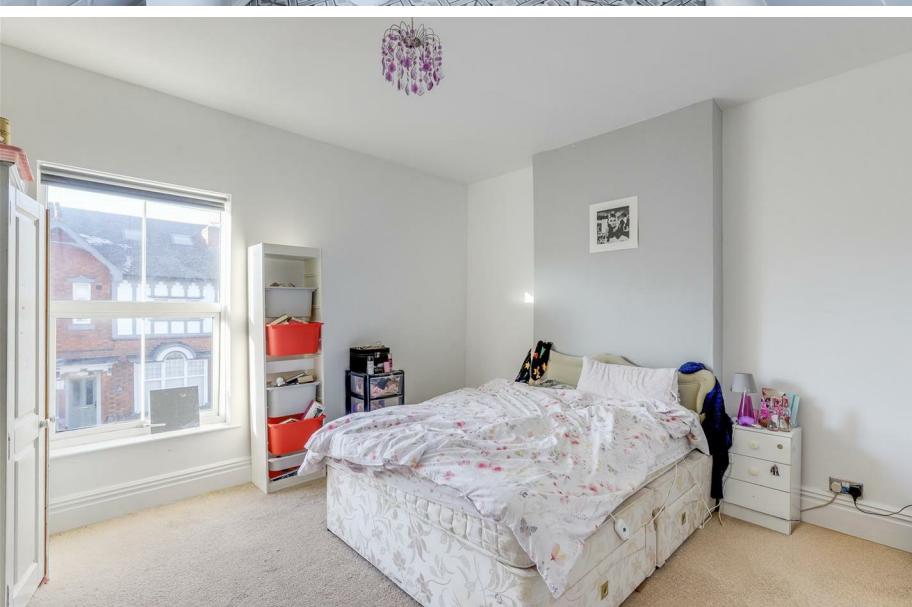
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DECEPTIVELY SPACIOUS HOME...

Situated in the heart of Long Eaton, this beautifully presented four-bedroom semi-detached home offers generous accommodation arranged over two floors, blending character features with modern finishes throughout. A must-view property, ideal for families and buyers seeking space, charm and versatility. The ground floor welcomes you through a porch and into an inviting entrance hall with period-style detailing, leading to a bay-fronted living room featuring a decorative fireplace, creating a warm and elegant space to relax. To the rear, there is a bright and airy dining room with an exposed brick feature fireplace, flowing seamlessly into the kitchen/diner, which is fitted with contemporary handleless units, wood-effect worktops and a breakfast bar—perfect for everyday living and entertaining. Completing the ground floor is a three-piece shower room suite, adding valuable flexibility for modern family life. Upstairs, the first floor hosts four well-proportioned bedrooms, all serviced by a stylish four-piece bathroom suite boasting a stunning freestanding clawfoot bath and separate shower enclosure. The landing also benefits from fitted storage and loft access. Outside, the property enjoys a courtyard-style front garden with brick boundaries, while the rear offers a private, enclosed garden with a paved seating area and lawn - ideal for outdoor dining and relaxation.

MUST BE VIEWED





- Semi-Detached House
- Four Well-Proportioned Bedrooms
- Bay Fronted Living Room With Feature Fireplace
- Bright & Airy Dining Room
- Open Access Kitchen/Diner With A Breakfast Bar
- Ground Floor Three Piece Shower Room Suite
- Four Piece Bathroom Suite With Clawfoot Bath
- Courtyard Front Garden
- Private Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Porch

3'11" x 3'9" (1.20m x 1.15m)

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

### Entrance Hall

13'8" x 3'8" (4.17m x 1.12m)

The entrance hall has tiled flooring, wooden stairs with a carpeted runner, a radiator, a Victorian-style arch, coving to the ceiling, an overhead UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access via the porch.

### Living Room

15'4" x 12'4" (max) (4.69m x 3.77m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed bay window to the front elevation.

### Dining Room

13'11" x 12'10" (max) (4.25m x 3.93m (max))

The dining room has wood-effect flooring, a feature exposed brick fireplace, a radiator, a UPVC double-glazed window to the rear elevation, and open access to the kitchen/diner.

### Kitchen/Diner

15'1" x 11'0" (max) (4.62m x 3.36m (max))

The kitchen/diner has a range of fitted matte handleless base and wall units with wood effect worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated oven and gas hob with a stainless steel extractor fan, space for a fridge freezer, tiled flooring, partially tiled walls, two UPVC double-glazed windows to

### Shower Room

8'4" x 2'4" (2.56m x 0.73m)

The shower room has a combined low level flush W/C with a wash basin and mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and recessed spotlights.

## FIRST FLOOR

### Landing

25'0" x 6'2" (max) (7.64m x 1.90m (max))

The landing has carpeted flooring, a fitted storage cupboard, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

13'10" x 12'8" (max) (4.23m x 3.88m (max))

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

### Bedroom Two

14'0" x 13'9" (max) (4.28m x 4.20m (max))

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

### Bedroom Three

11'1" x 8'2" (max) (3.39m x 2.51m (max))

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

### Bedroom Four

9'1" x 6'2" (2.77m x 1.88m)

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

### Bathroom

11'4" x 7'7" (max) (3.47m x 2.33m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a swan neck mixer tap, a freestanding clawfoot bath, a shower enclosure with a wall-mounted overhead shower fixture, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a courtyard style front garden with brick wall boundaries.

### Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a lawn, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Historical subsidence issue from the drains. This issue has been resolved.

## 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.

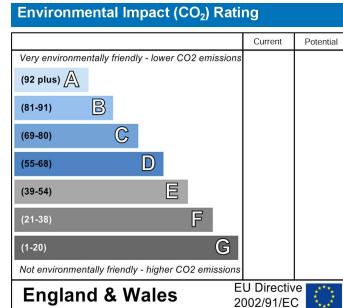
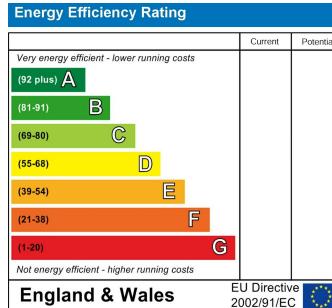
The vendor has advised the following:

Property Tenure is freehold.

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

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