

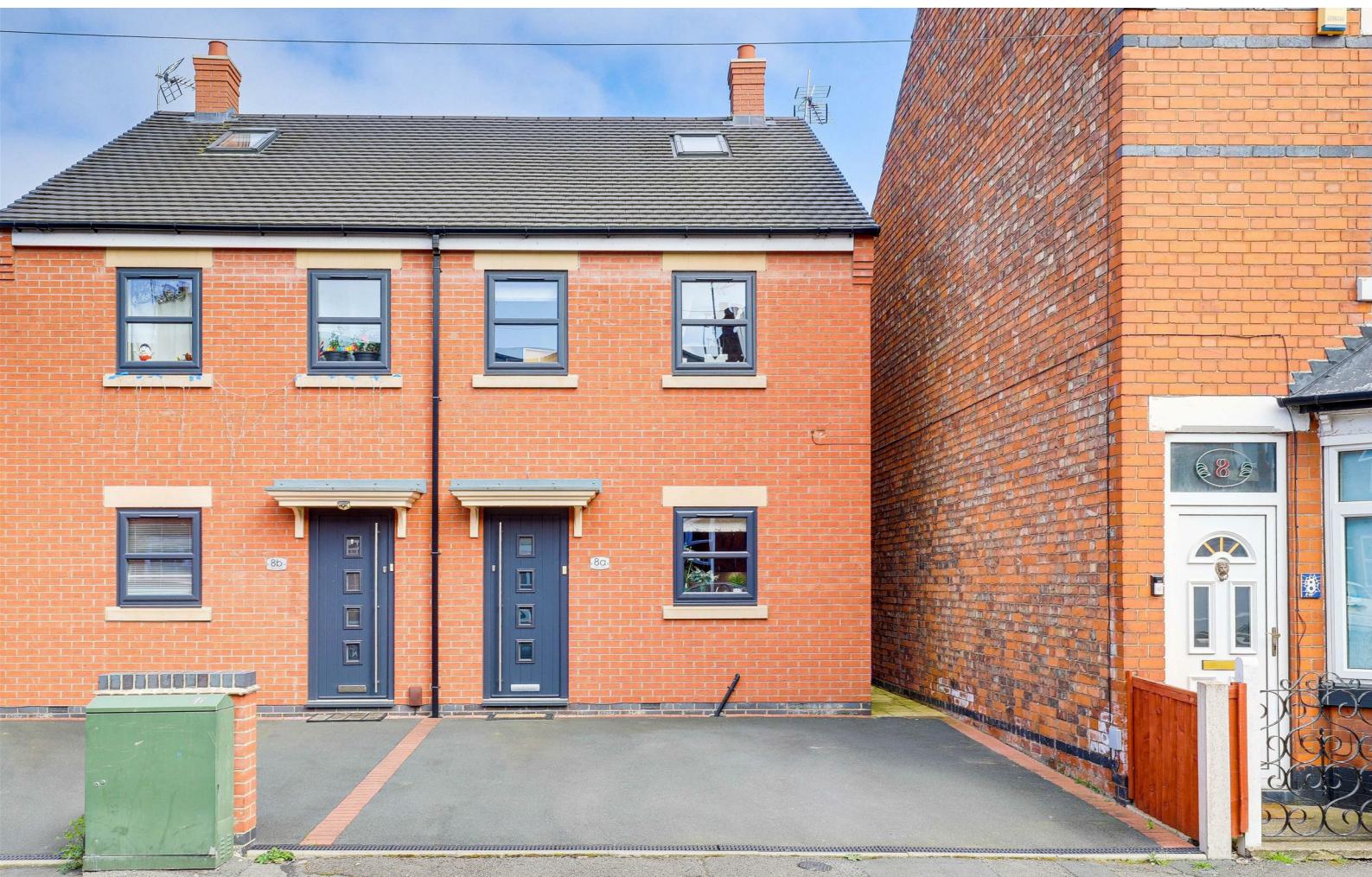
HoldenCopley

PREPARE TO BE MOVED

William Street, Long Eaton, Derbyshire NG10 4GD

Guide Price £220,000

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GUIDE PRICE £220,000 - £260,000

MODERN FAMILY HOME...

This beautifully presented three-bedroom semi-detached home is spread over three levels, offering modern living in a sought-after residential area. On the ground floor is an entrance hall with a convenient W/C, a modern fully fitted kitchen and a spacious living area featuring a custom-built media wall, plenty of space for a dining table and bifolding doors that open out on to the rear garden. The first floor hosts two generous double bedrooms, one of which benefits from built-in fitted wardrobes, along with a three-piece family bathroom and the second floor hosts the master bedroom that benefits from an en-suite. Externally, the property features a driveway providing off-street parking at the front. To the rear, a well-maintained enclosed garden includes a patio area and a lawn, ideal for outdoor relaxation. Situated in a convenient residential location, this home provides easy access to local shops, schools, and amenities, as well as excellent transport links via the M1 and A52.

MUST BE VIEWED





- Semi-Detached House
- Three-Storey
- Three Bedrooms
- Spacious Living Room With Bifolding Doors
- Modern Fitted Kitchen
- Two Bathroom Suites
- Enclosed Rear Garden
- Driveway For Two Cars
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 14'6" (1.81m x 4.47m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built under stair cupboard, recessed spotlights, and a single composite door providing access into the accommodation.

W/C

2'3" x 6'5" (0.71m x 1.96m)

This space has a low level dual flush W/C, a pedestal wash basin with taps, an extractor fan, a radiator, a singular recessed spotlight, and vinyl flooring.

Kitchen

14'4" x 7'1" (4.39m x 2.17m)

The kitchen has fitted base and wall units with a marble effect worktop, a ceramic sink and half with a swan neck mixer tap, an integrated oven with a gas hob, an extractor fan, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, partially tiled walls, wood-effect flooring, and a UPVC double-glazed window to the front elevation.

Living Room

14'7" x 13'3" (4.45m x 4.04m)

The living room has wood-effect flooring, a radiator, a TV point, a custom-built media wall with in-built storage and recessed spotlights, space for a dining table, and bifolding doors opening on to the rear garden.

FIRST FLOOR

Landing

6'3" x 16'9" (1.91m x 5.12m)

The landing has carpeted flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom Two

11'3" x 11'5" (3.45m x 3.49m)

The second bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

6'10" x 8'9" (2.09m x 2.69m)

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

Bathroom

6'9" x 7'6" (2.07m x 2.31m)

The bathroom has a low level dual flush W/C combined with a wash basin and fitted storage, an L-shaped panelled bath with an overhead thermostatic rainfall shower and hand-held shower head, a shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, vinyl flooring, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Master Bedroom

13'5" x 9'11" (4.06m x 3.04m)

The master bedroom has carpeted flooring, two radiators, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

En-Suite

7'1" x 6'1" max (2.16m x 2.11m max)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a chrome heated towel rail, a shower enclosure, recessed spotlights, vinyl flooring, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with off-street parking and gated access to the rear.

Rear

To the rear of the property is a garden with a patio area, a lawn, a graveled area with various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach & Virgin Media

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

Phone Signal - Good 4G/5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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 licence 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	95	
(81-91)	B	84	
(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	95	84
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC	95	84



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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