

HoldenCopley

PREPARE TO BE MOVED

Netherfield Road, Long Eaton, Nottinghamshire NG10 3FX

Guide Price £220,000

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*** GUIDE PRICE £220,000 to £240,000 ***

This three-bedroom semi-detached house offers deceptively spacious accommodation throughout and presents an excellent opportunity for a range of buyers looking to add their own personal touch. Situated in a popular location, the property benefits from being within easy reach of a variety of local shops, amenities, great schools, and fantastic transport links—making it an ideal choice for both families and commuters alike. To the ground floor, the accommodation comprises an entrance hall, a convenient W/C, a spacious bay-fronted reception room featuring a fireplace and double French doors opening out to the rear garden, along with a well-appointed fitted kitchen. The first floor offers three bedrooms, all serviced by a four-piece family bathroom suite and loft access for additional storage. Outside, to the front of the property is a driveway providing off-road parking leading to a garage, while to the rear is a private, enclosed garden with a lawned area, patio space, and a greenhouse.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Four Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

14*8" x 7*0" (4.48m x 2.15m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

W/C

2*8" x 4*5" (0.83m x 1.35m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, a built-in cupboard, a recessed spotlight and a UPVC double-glazed window to the side elevation.

Living Room

12*3" x 25*3" (3.75m x 7.71m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, a feature fireplace, coving and UPVC double French doors providing access out to the garden.

Kitchen

14*0" x 6*10" (4.27m x 2.10m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated double oven, dishwasher and washer/dryer, a sink and a half with a drainer and a swan neck mixer tap, space for an under the counter fridge and freezer, tiled flooring, a radiator, a built-in cupboard, a wall-mounted boiler, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the carport.

Garage

7*5" x 29*7" (2.27m x 9.04m)

The garage has windows to the side and rear elevations, an outdoor tap, a polycarbonate roof, double wooden gates to the front and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

6*11" x 7*8" (2.13m x 2.35m)

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

Master Bedroom

13*6" x 12*4" (4.12m x 3.77m)

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

Bedroom Two

10*2" x 11*11" (3.12m x 3.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in triple wardrobe with over the head cupboards.

Bedroom Three

7*9" x 7*0" (2.38m x 2.14m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and a built-in wardrobe with over the head cupboards.

Bathroom

6*11" x 7*5" (2.11m x 2.27m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed shower and waterproof wall panels, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a garden with mature shrubs.

Rear

To the rear is a private garden with a patio seating area, a lawn, mature shrubs and trees and a greenhouse.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - 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 5G & 4G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction - No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

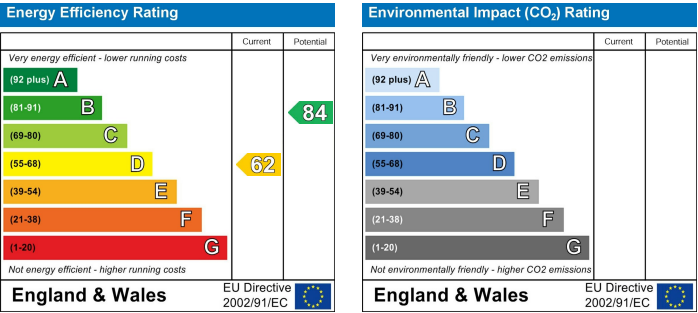
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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