

HoldenCopley

PREPARE TO BE MOVED

Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH

£240,000

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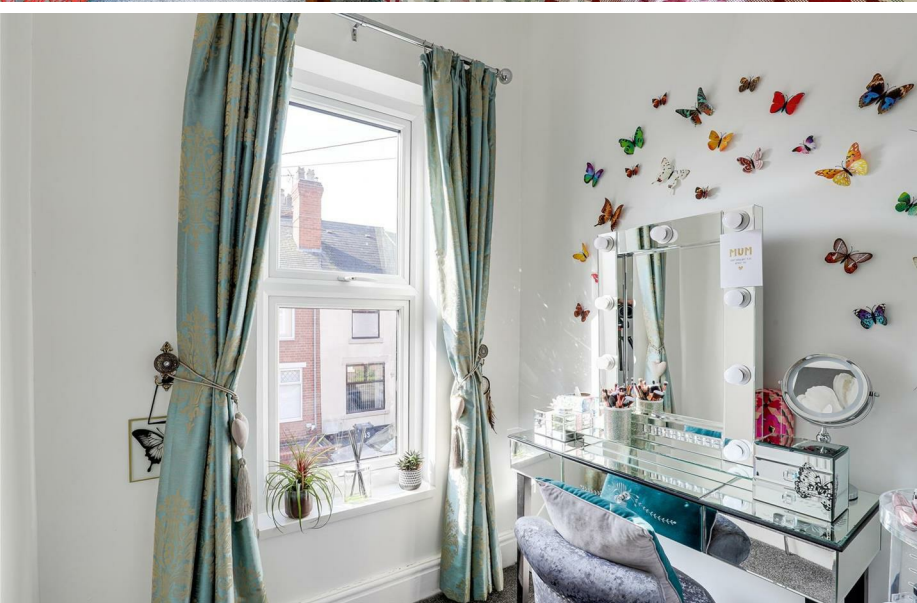


BEAUTIFULLY PRESENTED SEMI-DETACHED HOME...

This semi-detached home offers spacious accommodation whilst being beautifully presented throughout and benefiting from a range of new and original features including coving to the ceilings, feature fireplaces, a new Wren kitchen, a new Porcelanosa bathroom and much more! This property is situated in a popular location within close proximity to various local amenities and facilities, playing parks, excellent school catchments, shops and regular transport links. The ground floor comprises of an entrance porch, a hallway, a spacious living room, a dining room and a modern fitted kitchen. The first floor hosts three bedrooms which are serviced by a stylish three-piece bathroom suite. To the front of the property there is access to on-street parking and to the rear is a private enclosed garden with two stone paved areas and a lawn.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Wren Kitchen
- Stylish Porcelanosa Four-Piece Bathroom Suite
- Large Private Enclosed Garden
- On-Street Parking
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

5'7" x 2'0" (1.72 x 0.62)

The entrance porch has UPVC double French doors providing access into the accommodation

Hallway

13'6" x 5'11" (4.13 x 1.82)

The hallway has carpeted flooring, a radiator, coving to the ceiling, a window to the front elevation with a stained glass insert and a single door

Living Room

14'6" x 11'10" (4.42 x 3.62)

The living room has wooden flooring, a feature fireplace with a decorative surround and tiled hearth, a TV point, a radiator, a picture rail, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Dining Room

14'11" x 10'11" (4.57 x 3.34)

The dining room has wooden flooring, a feature fireplace with a decorative surround and a tiled hearth, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

10'7" x 6'11" (3.25 x 2.11)

The Wren kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, an integrated NEFF oven with a slide in door, an integrated NEFF induction hob, an integrated fridge freezer, an integrated washing machine, tiled splashback, a pantry, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

10'4" x 6'11" (3.16 x 2.12)

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

Master Bedroom

15'0" x 10'11" (4.58 x 3.33)

The master bedroom has carpeted flooring, a feature fireplace, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

12'0" x 11'10" (3.67 x 3.62)

The second bedroom has carpeted flooring, a feature fireplace with a decorative surround, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

6'9" x 5'10" (2.07 x 1.79)

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

Bathroom

9'3" x 6'10" (2.83 x 2.09)

The Porcelanoa bathroom has a vanity unit with a low-level dual flush and a wash basin with a stainless steel mixer tap, a panelled bath with central taps, a fitted shower enclosure with a Bluetooth rainfall-style and a drench-head shower fixture which can be controlled by a remote control or app, a glass shower screen, a chrome heated towel rail, a wall-mounted LED mirror with hands free illumination, two USB charging points, two shaving points, tiled flooring, fully tiled walls, recessed spotlights, a Bluetooth enabled central light with ten colour changing options, integrated speakers and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick walled garden, access to on-street parking and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with two stone paved areas, a lawn, a brick-built outbuilding, mature plants and shrubs, brick boundaries and panelled fencing

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central 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 & 5G, some 3G available
- 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 – No

DISCLAIMER

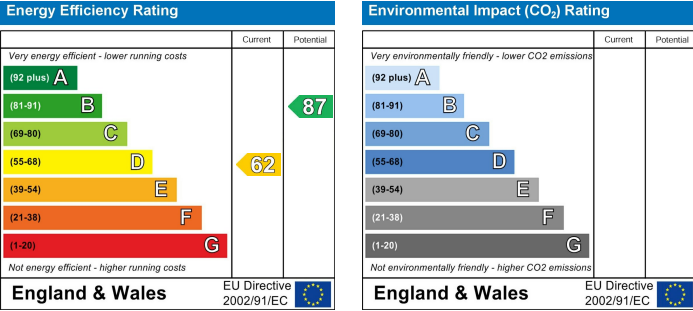
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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