

# HoldenCopley

PREPARE TO BE MOVED

Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH

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£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

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 license 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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