

HoldenCopley

PREPARE TO BE MOVED

Oakleys Road, Long Eaton, Nottinghamshire NG10 1DQ

Guide Price £220,000

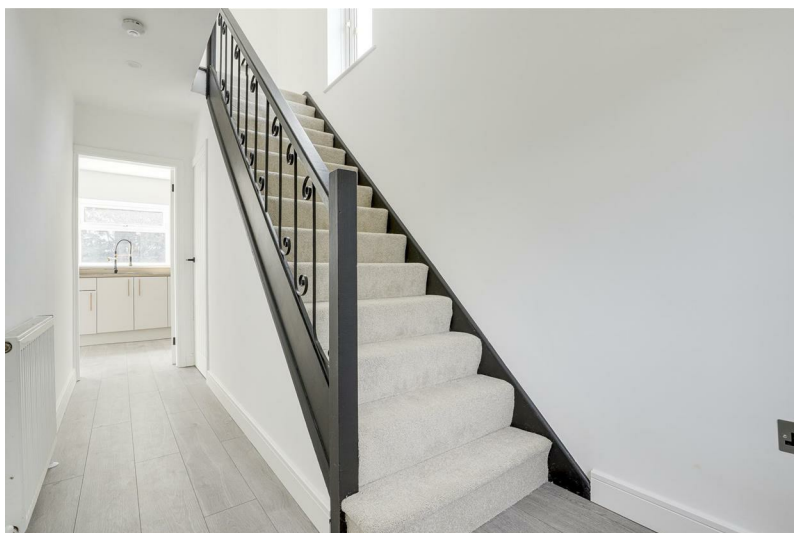
Oakleys Road, Long Eaton, Nottinghamshire NG10 1DQ



GUIDE PRICE £220,000 - £240,000

BEAUTIFULLY RENOVATED THROUGHOUT...

Newly renovated inside and out to an exceptional standard, this home effortlessly combines style, comfort, and functionality. From the moment you enter, you'll be welcomed by a warm and inviting atmosphere, created by the cohesive design that flows throughout the home. The entrance hall provides an ideal space for kicking off muddy shoes and coats, while a convenient under the stairs cupboard provides storage solutions. The ground floor features an open plan L-shaped layout, seamlessly combining the living, dining, and kitchen areas. This thoughtful design maintains a sense of separation while promoting excellent flow, making it perfect for both everyday living and entertaining. The wood-effect laminate flooring adds a modern touch, while the decorative fireplace feature enhances the character. The French doors lead out to a spacious South-East-facing garden with a patio area, ideal for entertaining or for enjoying sunny afternoons. The garden also benefits from a sheltered side entrance - perfect for storing garden furniture or adding additional storage. Upstairs, you'll find two generous double bedrooms and a further box bedroom, ideal for a child's room or as an office, all enhanced by plush cream carpets for a luxurious feel. The bathroom is a standout feature, with stunning tiles and sleek black fixtures that exude sophistication. Every detail has been carefully considered to create a harmonious and inviting space. Externally, the property has been completely rendered and includes a newly landscaped garden, new fencing, and a gravel driveway offering convenient off-road parking for 2 cars. This is an opportunity to own a move-in-ready home with high-quality finishes in a fantastic location. Don't miss out - schedule a viewing today!





- Newly Renovated Semi-Detached House
- Two Double Bedrooms & One Box Bedroom
- Spacious Reception Room
- Modern Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking For Two Vehicles
- Private South-East Facing Garden
- Conveniently Located Near Commuter Train Links
- Close To Multiple Local Schools
- No Upward Chain





LOCATION

Located in a prime spot for families, this home is within walking distance of three local schools: Long Eaton School, St Laurence C of E Primary School, and Brooklands Primary School. West Park is just a stones throw away, providing an ideal spot for outdoor activities, and Long Eaton town centre is only a short walk, offering a variety of shops, cafes, and amenities. For commuters, the property offers excellent transport links via Long Long Eaton Train Station to London in under 1.5 hours.

GROUND FLOOR

Entrance Hall

15'0" x 5'10" (4.59m x 1.80m)

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

Living Room

10'9" x 14'10" (3.29m x 4.54m)

The open-plan living area is a bright and welcoming space, designed for both style and functionality. It features neutral wood-effect laminate flooring, a radiator, recessed spotlights and a charming decorative fireplace with original marble detailing, adding a touch of character. A new UPVC double-glazed window to the front elevation allows natural light to fill the room throughout the day, creating a warm and inviting atmosphere.

Kitchen

17'1" x 7'11" (5.22m x 2.43m)

The dining and kitchen area, located toward the rear of the property, offers a seamless connection to the Southeast-facing garden via French doors—perfect for indoor-outdoor living. The space is illuminated by modern spotlights, further enhancing its cosy yet practical design.The contemporary kitchen is thoughtfully laid out, offering ample countertop and storage space. It is equipped with an induction hob, electric oven, extractor fan, and dedicated spaces for a washing machine, a large fridge-freezer, neutral wood-effect laminate flooring, a radiator and a new UPVC double-glazed window to the rear elevation. This cohesive and functional design makes it ideal for both daily use and entertaining guests.

FIRST FLOOR

Landing

6'8" x 8'2" (2.04m x 2.50m)

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

Master Bedroom

10'4" x 11'4" (3.15m x 3.45m)

The generously sized master double bedroom to the front of the property features a new UPVC double-glazed window to the front elevation, a radiator, carpeted flooring and a ceiling light.

Bedroom Two

10'3" x 11'11" (3.14m x 3.65m)

The generously sized second double bedroom to the rear features a new UPVC double-glazed window to the rear elevation, a radiator, carpeted flooring and a ceiling light.

Bedroom Three

6'9" x 6'6" (2.07m x 2.00m)

The third bedroom to the front of the property features carpeted flooring, space for a single bed or a desk, a new UPVC double-glazed window to the front elevation, a radiator and recessed spotlights.

Bathroom

7'10" x 6'6" (2.41m x 1.99m)

The bathroom is a beautifully designed space, featuring tiled walls and flooring that create a seamless and modern look. It includes a three-piece suite comprising a hand wash basin, WC, and a bath with an overhead shower. Sleek black fixtures and stunning neutral tiles provide a cohesive and stylish finish. Additional features include a heated towel rail, recessed spotlights, an extractor fan and an airing cupboard that houses the boiler. A UPVC double-glazed frosted window allows natural light to fill the room while maintaining privacy. This bathroom perfectly balances practicality and contemporary design.

OUTSIDE

Front

To the front is a pebbled driveway for two vehicles, courtesy lighting and wooden gates providing access to the lean-to and rear.

Rear

To the rear is a private south-east facing garden with fence panelled boundaries, a paved patio seating area with a decorative stone border, steps leading down to the lawn and courtesy lighting.

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 4G, most 5G & 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

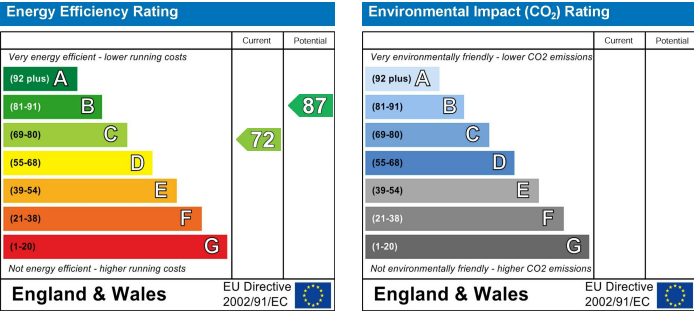
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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