

HoldenCopley

PREPARE TO BE MOVED

Station Road, Long Eaton, Derbyshire NG10 2EJ

Guide Price £325,000 - £350,000

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WELL PRESENTED THROUGHOUT...

Situated in the sought-after area of Long Eaton, this beautifully maintained three-bedroom detached home enjoys a prime location, offering easy access to a wide range of local amenities, excellent schools, and regular transport links. Nature enthusiasts will appreciate the close proximity to Attenborough Nature Reserve. Ideal for buyers looking for a property ready to move into, the ground floor features a welcoming entrance hall leading to a convenient W/C. The living room is bright and airy, with a bay-fronted window that floods the space with natural light. The spacious fitted kitchen includes a breakfast bar, another bay window, and direct access to the rear garden, creating a pleasant flow for both daily living and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Outside, the property is equally impressive. At the front, there is a storm porch, an electric vehicle charging point, a block-paved driveway, and a gravelled area, providing both practicality and kerb appeal. The rear garden is fully enclosed and thoughtfully designed, featuring a patio seating area with courtesy lighting, sections of gravel, a lawn, two sheds, a raised planted area, and a combination of fence panels and brick wall boundaries, offering a private and versatile outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three- Piece Bathroom Suite
- Ground Floor W/C
- Off Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'5" x 6'6" (3.48m x 1.99m)

The entrance hall has two UPVC double glazed obscure windows to the front elevation, wood-effect flooring, carpeted stairs, an in-built cupboard, a dado rail, and a UPVC door providing access into the accommodation.

W/C

6'7" x 2'11" (2.03m x 0.89m)

This space has a low level flush W/C, a wall-mounted corner wash basin, a radiator, a dado rail, a picture rail, and laminate tile-effect flooring.

Living Room

12'5" x 12'0" (3.79m x 3.67m)

The living room has a UPVC double glazed bay window to the front elevation and a UPVC double glazed window to the side elevation, a TV point, a dado rail, a picture rail, and carpeted flooring.

Kitchen

20'5" x 13'6" (6.24m x 4.12m)

The kitchen has a range of fitted base and wall units with solid oak worktops with a breakfast bar, a Belfast sink with a swan neck mixer tap, space for a range cooker and a fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, recessed spotlights, a picture rail, wood-effect flooring, a UPVC double glazed bay window to the side elevation, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

7'11" x 6'10" (2.42m x 2.09m)

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

Bedroom One

12'8" x 12'0" (3.87m x 3.67m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

11'8" x 11'8" (3.58m x 3.56m)

The second bedroom has two UPVC double glazed windows to the side and rear elevation, a radiator, a picture rail, an original feature fireplace, and carpeted flooring.

Bedroom Three

8'0" x 6'6" (2.46m x 1.99m)

The third bedroom has a UPVC double glazed windows to the front elevation, a radiator, a picture rail, an in-built cupboard, and carpeted flooring.

Bathroom

7'6" x 6'7" (2.31m x 2.01m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a radiator with a chrome towel rail, an extractor fan, recessed spotlights, a dado rail, a picture rail, and tiled flooring.

OUTSIDE

Front

To the front of the property is a storm porch, an electrical vehicle charging point, a block paved driveway, and a gravelled area.

Rear

To the rear of the property is an enclosed garden with a patio seating area, courtesy lighting, various gravelled areas, a lawn, two sheds, raised planted area, and a fence panelled and brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

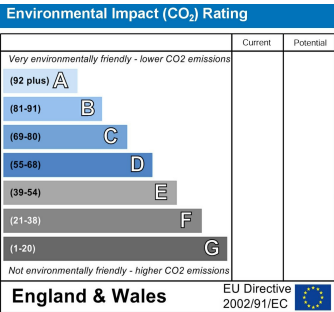
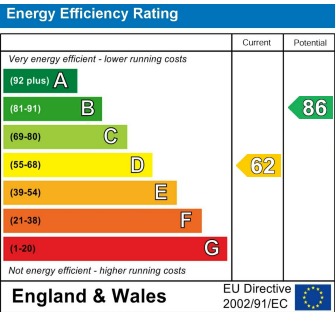
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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