

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Long Eaton, Derbyshire NG10 4BS

£695,000

Derby Road, Long Eaton, Derbyshire NG10 4BS

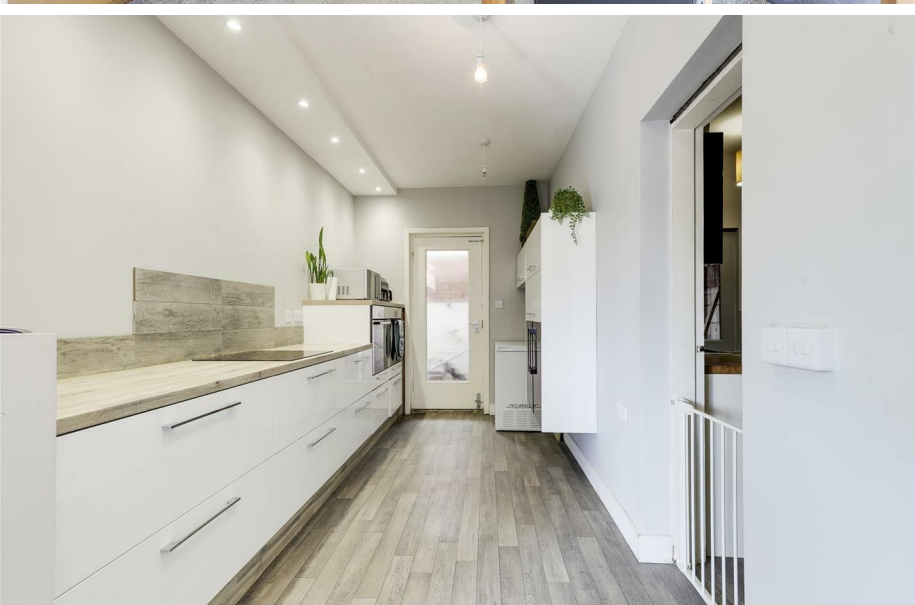


SPACIOUS DETACHED HOUSE...

This detached property offers an excellent opportunity to build on its current state and create a home tailored to your needs. Situated on one of Long Eaton's most desirable stretches of road and just a short walk from the highly regarded Trent College, it enjoys excellent transport links and is close to a wide range of local amenities. The house currently offers three bedrooms but is in the process of significant extension work, with planning permission (Erewash 0219/0047) approved for a five-bedroom layout. The plot, measuring approximately a fifth of an acre, offers scope for a variety of different configurations to suit families of all sizes and living arrangements. Options could include completing it as a five-bedroom home as per the approved plans, creating four double bedrooms all with en-suites and two with their own living area ideal for teenagers or extended family or incorporating a self-contained ground floor annex for a relative or older child. Although scaffolding remains in place and work is still ongoing, it is important to note that this is very much a home in progress, with the finished property offering far more than its current appearance might suggest. Inside, the property opens into a generous entrance hall with a ground floor W/C and a spacious living room that includes a storage area and sliding patio doors leading to the rear garden. The kitchen-diner, also accessed from the entrance hall, features patio doors to the garden and connects to a utility room. Upstairs, the current three-bedroom arrangement already includes en-suite facilities to the master and second bedrooms, and both the lounge and master bedroom have the potential for balconies. Externally, the home is complemented by a driveway to the front with mature planting, while the south-facing rear garden offers a patio, lawn, gravelled borders, a shed and privacy provided by a combination of fencing and brick wall boundaries.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room & Lounge
- Fitted Kitchen-Diner & Utility Room
- Two En-suites & Ground Floor W/C
- Ample Storage Space
- Off-Street Parking
- Enclosed South-Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*4" x 7*10" (3.15 x 2.40)

The entrance hall has Parquet flooring, carpeted stairs, a radiator, an in-built cupboard, and a door providing access into the accommodation.

W/C

5*1" x 2*11" (1.57 x 0.89)

Living Room

19*9" x 11*9" (6.03 x 3.59)

The living room has carpeted flooring, a recessed alcove housing a TV point, a radiator, recessed spotlights, strip lighting to the ceiling, and sliding patio doors open to the rear garden.

Storage Room

11*9" x 5*8" (3.59 x 1.74)

The storage room has two original wooden stained glass windows to the front elevation, and ample storage.

Kitchen

13*0" x 7*5" (3.97 x 2.27)

The kitchen has a range of fitted base and wall units with worktops, two double ovens, a ceramic hob, space for a chest freezer, tiled splashback, recessed spotlights, wood-effect flooring, a door opening to the side garden, access into the utility room and dining area.

Dining Area

10*11" x 10*10" (3.33 x 3.32)

The dining area has carpeted flooring, a radiator, and sliding patio doors opening to the rear garden.

Utility Room

9*9" x 6*11" (2.98 x 2.11)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, a heated towel rail, tiled splashback, wood-effect flooring, and a part double glazed window to the side elevation.

FIRST FLOOR

Landing

10*3" x 5*11" (3.14 x 1.57)

The landing has two original leaded single glazed windows to the front and side elevation, a radiator, two in-built cupboards, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

15*4" x 11*6" (4.68 x 3.53)

The main bedroom has three part double glazed windows to the side and rear elevation, a radiator, carpeted flooring, a UPVC door opening to the rear elevation, and access into the en-suite.

En-Suite

6*5" x 3*6" (1.98 x 1.09)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

Bedroom Two

11*8" x 11*2" (3.56 x 3.42)

The second bedroom has two UPVC double glazed windows to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

9*4" x 5*9" (2.87 x 1.77)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a fitted base unit, a chrome heated towel rail, recessed spotlights, access into the loft with lighting, partially tiled walls, and vinyl flooring.

Bedroom Three

11*6" x 10*11" (3.53 x 3.08)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Lounge

10*10" x 10*9" (3.32 x 3.28)

The lounge has a UPVC double glazed window to the front elevation, a radiator, fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, a ceramic hob and extractor fan, space for an under-counter fridge, a TV point, n in-built cupboard, wood-effect flooring, and a UPVC door opening to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway, various established plants shrubs and bushes, and plenty of potential.

Rear

To the rear of the property is a south-facing garden with a patio area, a lawn, various established plants, shrubs and bushes, a gravelled border, a shed, and a fence panelled and bricked 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 F

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.

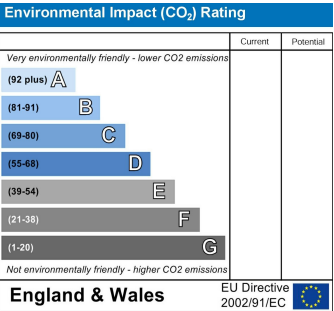
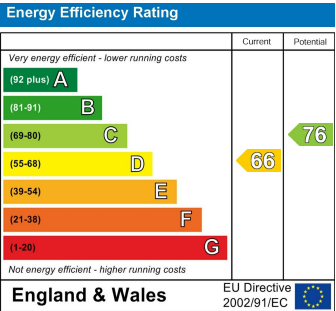
The vendor has advised the following:

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.

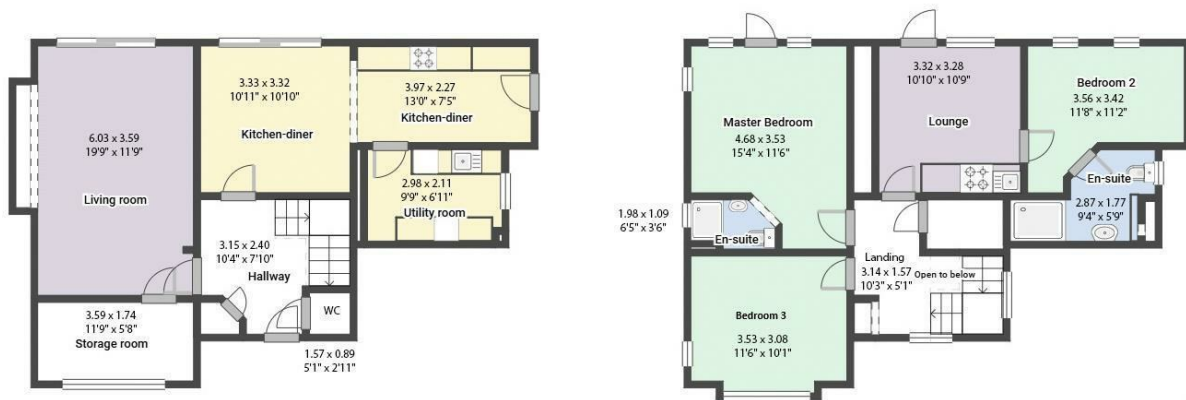
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Derby Road, Long Eaton, Derbyshire NG10 4BS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.