

# HoldenCopley

PREPARE TO BE MOVED

Ruskin Avenue, Long Eaton, Nottinghamshire NG10 3HY

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**Guide Price £240,000 - £250,000**



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NO UPWARD CHAIN

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for a range of buyers, and is situated in a popular residential location within Long Eaton, close to local amenities, schools and transport links such as the M1 motorway. To the ground floor, the property is welcomed via an enclosed porch which leads into a bright and comfortable living room featuring a decorative fireplace, creating a warm and inviting focal point. There is a separate dining room, perfect for family meals or entertaining, which flows nicely into the fitted kitchen. The kitchen benefits from a range of base and wall units, ample appliance space and direct access into the conservatory. The conservatory provides additional living space overlooking the rear garden and offers a pleasant spot to relax throughout the year. Completing the ground floor is a practical wet-room style bathroom and internal access to the integral garage, along with useful understairs storage. To the first floor, the landing gives access to three well-proportioned bedrooms, all serviced by a three-piece family bathroom suite. The master bedroom is positioned to the front of the property, while the remaining bedrooms offer flexible space for family members, guests or home working. Outside, the property enjoys a driveway to the front providing off-street parking and access to the integral garage. To the rear is a private, low-maintenance enclosed garden featuring a paved patio seating area, gravelled sections, raised planters and a shed, all enclosed by a combination of fencing and hedging, making it ideal for relaxing or entertaining with minimal upkeep required.

MUST BE VIEWED







- Semi-Detached House
- Three Well-Proportioned Bedrooms
- Living Room With Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor Wet-Room Style Bathroom
- Three Piece Bathroom Suite
- Integral Garage & Off-Street Parking
- Low Maintenance Garden











GROUND FLOOR

Porch

4'1" x 3'11" (1.25m x 1.21m)

The porch has wood-effect flooring, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door leading into the accommodation.

Living Room

14'2" x 11'1" (4.34m x 3.40m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Dining Room

11'0" x 10'7" (3.36m x 3.23m)

The dining room has wood-effect flooring, a radiator, a dado rail, coving to the ceiling, and a UPVC double-glazed window to the side elevation.

Kitchen

9'3" x 7'2" (2.83m x 2.20m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel with taps and a drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge freezer, wood-effect flooring, partially tiled walls, a wall-mounted boiler, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

12'0" x 6'3" (3.66m x 1.92m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, wood-framed windows to the rear elevation, and a single wooden door leading out to the rear garden.

Bathroom

5'11" x 5'11" (1.81m x 1.81m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Stairs

7'6" x 5'3" (2.31m x 1.61m)

This space has carpeted flooring and stairs, a radiator, understairs storage, and access to the garage.

Garage

16'4" x 7'6" (5.00m x 2.31m)

The garage has an up and over door, lighting, and ample storage space.

FIRST FLOOR

Landing

7'3" x 5'4" (2.22m x 1.65m)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

13'11" x 11'4" (4.25m x 3.46m)

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

Bedroom Two

11'4" x 10'5" (3.46m x 3.18m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'2" x 7'4" (3.42m x 2.24m)

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

Bathroom

7'5" x 7'3" (2.28m x 2.23m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, wood-effect flooring, partially walls, a radiator, a built-in storage cupboard, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-street parking, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, gravel, a shed, raised planters, and boundaries made up of fence panelling and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

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 B

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.

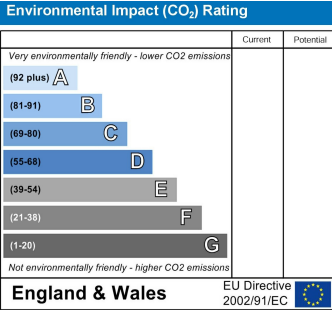
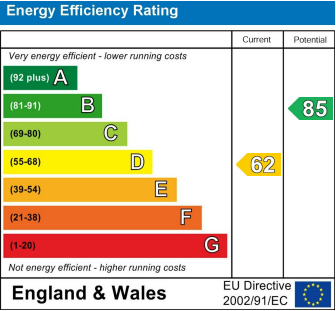
The vendor has advised the following:

Property Tenure is freehold.

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**This floorplan is for illustrative purposes only.**

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