

HoldenCopley

PREPARE TO BE MOVED

Hewer Close, Eastwood, Nottinghamshire NG16 3NU

Guide Price £340,000 - £360,000

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WELL-PRESENTED DETACHED FAMILY HOME...

This well-presented detached family home offers spacious and versatile accommodation throughout and is perfectly suited to a growing family looking to move straight in. Occupying a well-connected location, the property is ideally positioned close to a range of local shops, great schools and excellent transport links, making it a fantastic choice for modern family living. To the ground floor, the accommodation comprises a spacious living room, a modern shaker-style fitted kitchen-diner complete with French doors opening out onto the garden, a separate utility room, a convenient WC and a garage. The home further benefits from a WiFi-controlled heating system, providing comfort and efficiency. The first floor hosts five well-proportioned bedrooms, including a generous master bedroom with an en-suite shower room, a contemporary three-piece family bathroom suite and access to the loft space. Outside, to the front of the property is a driveway providing off-street parking for two vehicles. To the rear is a private and enclosed garden, featuring a patio seating area and a lawn.

NO UPWARD CHAIN





- Detached House
- Five Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

16’7" x 6’3" (5.07m x 1.91m)

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

Living Room

15’1" x 10’7" (4.62m x 3.25m)

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

Kitchen-Diner

21’2" x 9’9" (6.46m x 2.99m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer, laminate flooring, a radiator, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

6’5" x 5’5" (1.96m x 1.66m)

The utility room has fitted shaker style base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, laminate flooring, a radiator, recessed spotlights and a single UPVC door providing access out to the garden.

W/C

5’5" x 3’0" (1.66m x 0.93m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, laminate flooring, a radiator, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9’8" x 8’8" (2.96m x 2.66m)

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

Master Bedroom

13’4" x 10’7" (4.07m x 3.25m)

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

En-Suite

7’6" x 4’4" (2.31m x 1.33m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, vinyl flooring, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12’8" x 10’7" (3.88m x 3.24m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

10’2" x 9’2" (3.11m x 2.80m)

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

Bedroom Four

11’8" x 10’0" (3.57m x 3.05m)

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

Bedroom Five

6’11" x 7’1" (2.11m x 2.16m)

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

Bathroom

9’2" x 5’5" (2.81m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, vinyl flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway with space for two vehicles and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a patio, a lawn, mature shrubs, an outdoor tap, an outdoor power socket and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast Download Speed 900 Mbps and Upload Speed 110 Mbps
- Phone Signal – 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years +
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

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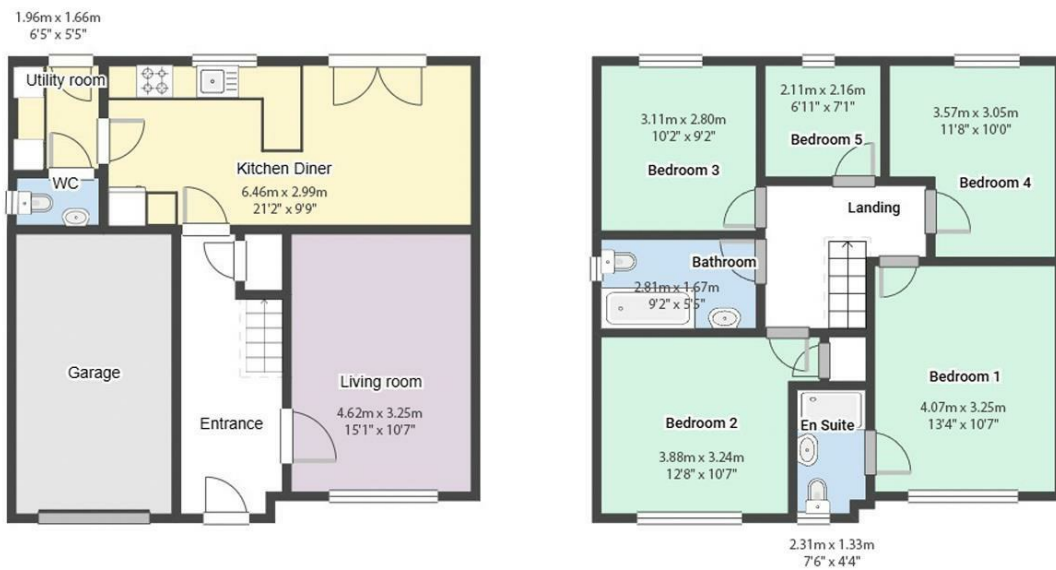
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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This floorplan is for illustrative purposes only.

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