

HoldenCopley

PREPARE TO BE MOVED

Elvaston Drive, Long Eaton, Derbyshire NG10 3BP

Guide Price £220,000

Elvaston Drive, Long Eaton, Derbyshire NG10 3BQ



GUIDE PRICE: £220,000 - £240,000

SPACIOUS DETACHED BUNGALOW...

This two bedroom detached bungalow offers spacious accommodation and ample storage space throughout, making it the perfect purchase for anyone looking to downsize without compromising on space! Situated in a popular location just a stone's throw away from a range of local amenities such as West Park, excellent transport links into Nottingham City Centre as well as being in catchment of great schools. The accommodation comprises of an entrance hall, a spacious living room, a fitted kitchen, two bedrooms, a three-piece bathroom suite and a conservatory. To the front of the property is a driveway with gated access to the car port and garage providing ample off-road parking and to the rear is a private enclosed low-maintenance garden with a stone paved area, a decked seating area and decorative plants and shrubs.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Conservatory
- Ample Off-Road Parking
- Private Enclosed Low-Maintenance Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

4'1" x 5'2" (1.27m x 1.60m)

The entrance hall has carpeted flooring, a fitted storage unit, an in-built storage cupboard, an obscure window to the front elevation and a single door providing access into the accommodation

Living Room

17'3" x 10'4" (5.26m x 3.16m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Kitchen

9'3" x 11'1" (2.82m x 3.38m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator, coving to the ceiling, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the side elevation

Hall

The hall has carpeted flooring, coving to the ceiling and a loft hatch

Bedroom One

12'4" x 10'4" (3.78m x 3.15m)

The main bedroom has carpeted flooring, a mirrored fitted wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Two

7'10" x 8'7" (2.41m x 2.63m)

The second bedroom has wood-effect flooring, a radiator, a dado rail, coving to the ceiling and a UPVC glass sliding door providing access to the conservatory

Bathroom

5'4" x 6'1" (1.63m x 1.87m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel tap, a corner fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a radiator, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Conservatory

6'10" x 17'2" (2.10m x 5.25m)

The conservatory has wood-effect flooring, a radiator, a UPVC double glazed window surround, a polycarbonate roof and a UPVC glass sliding door providing access to the rear garden

OUTSIDE

Front

To the front of the property is a low-maintenance garden with decorative plants and shrubs, courtesy lighting and a driveway with gated access to the car port and garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed low-maintenance garden with a stone paved area, a decked seating area, decorative plants and shrubs and panelled fencing

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.

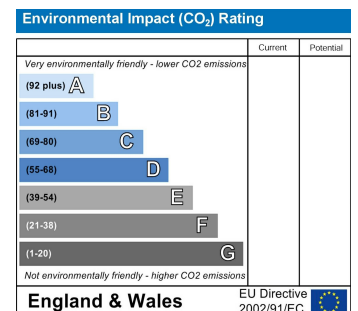
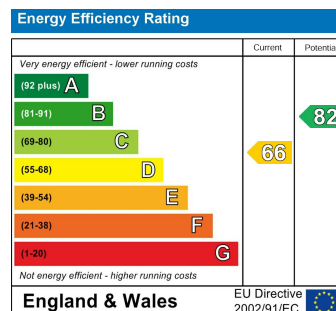
The vendor has advised the following:

Property Tenure is Freehold

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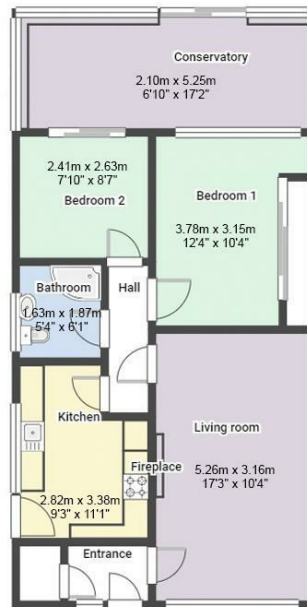
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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