

HoldenCopley

PREPARE TO BE MOVED

Sandwell Close, Long Eaton, Derbyshire NG10 3RG

Offers Over £450,000

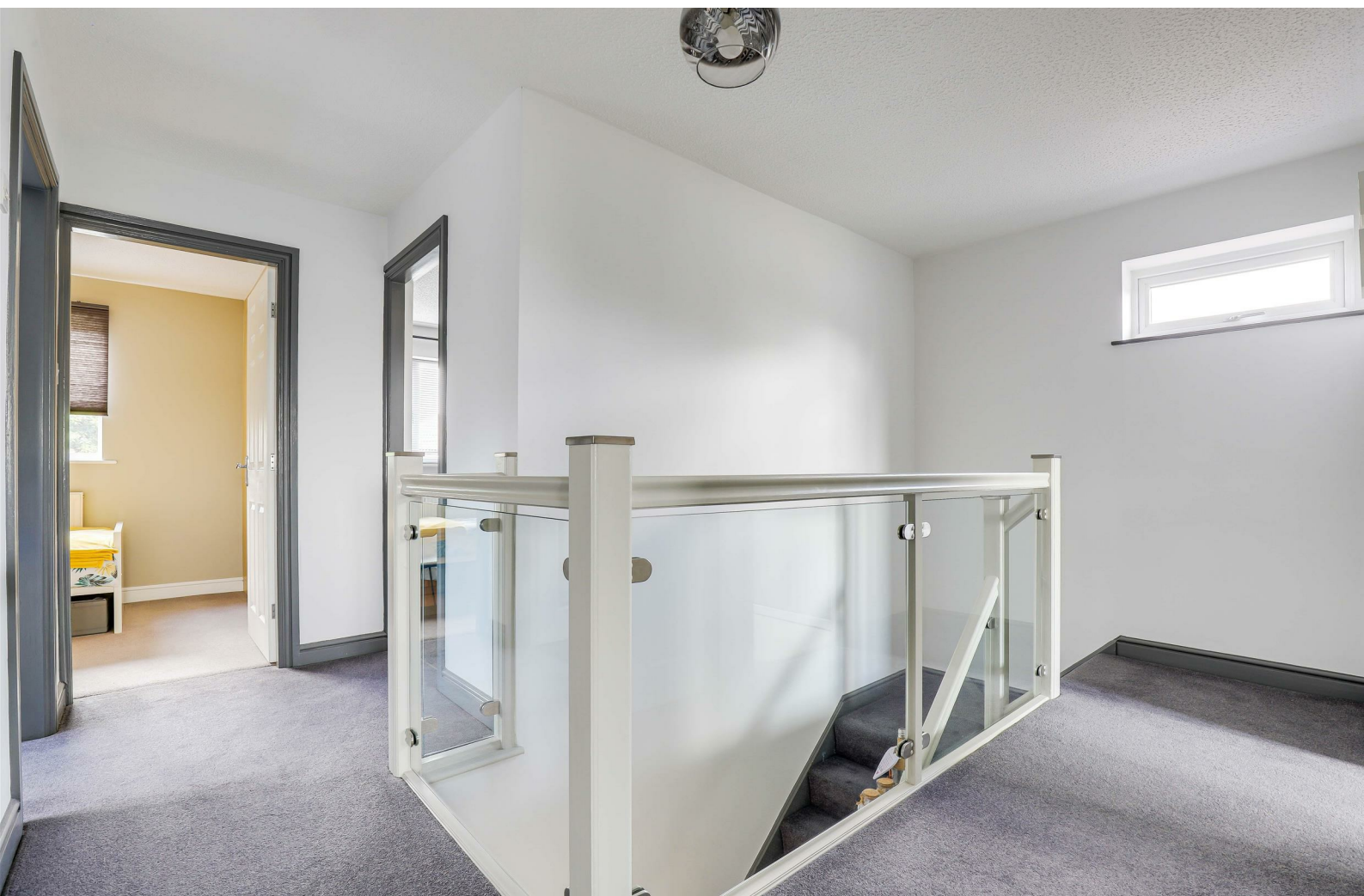
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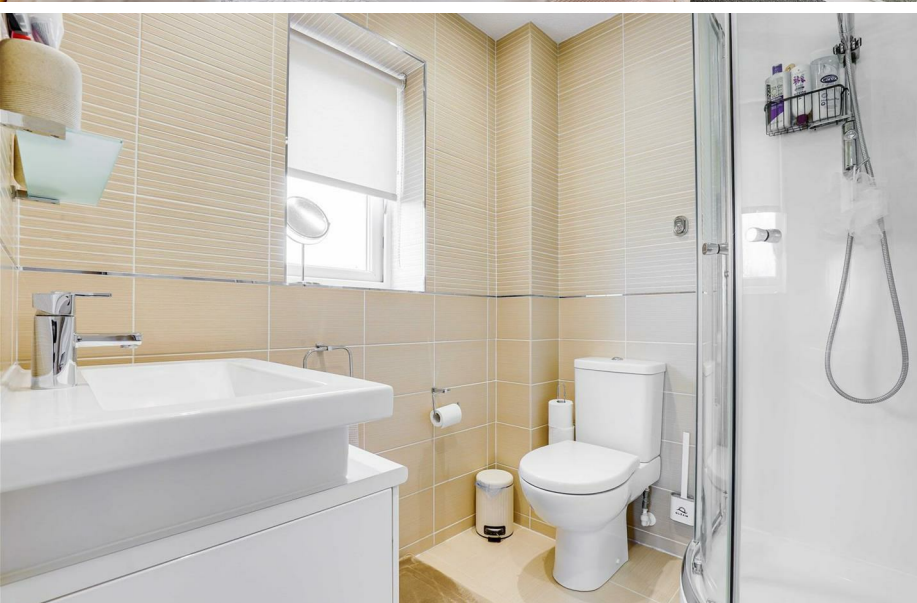
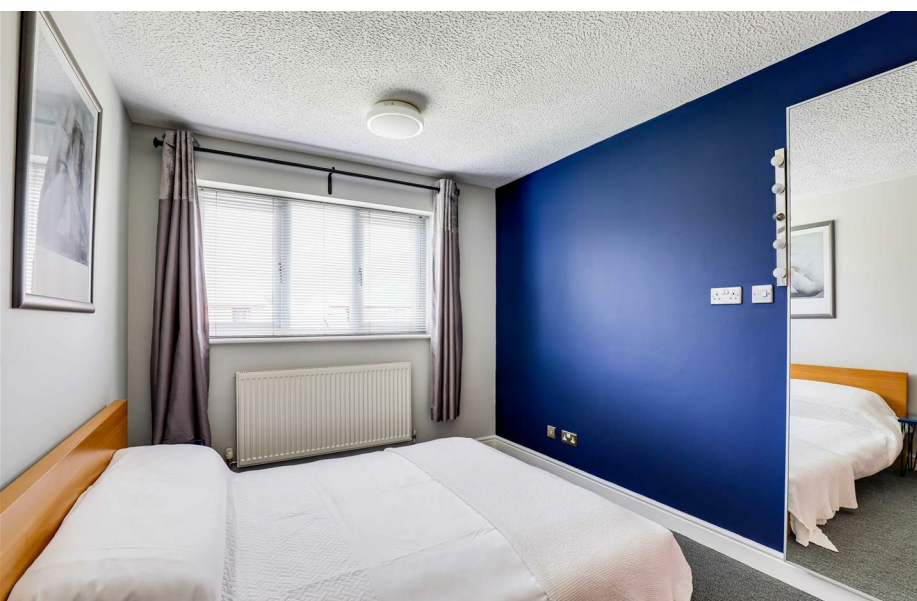


GUIDE PRICE £450,000 - £475,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled on a quiet cul-de-sac within the popular Pennyfields Estate, we are delighted to present this substantial and impeccably designed four bedroom detached house that exudes elegance and modernity. Upon entering, you are greeted by a gracious entrance hall that sets the tone for the property. To your left, the heart of the home unfolds, featuring a contemporary fitted kitchen seamlessly integrated with an open-plan dining room, creating an inviting space for family meals and entertaining. The modernity continues into the utility room, providing convenience and functionality. The living room, bathed in natural light, is a testament to both comfort and sophistication, providing ample space for relaxation and gatherings. Adjacent to the living area, a convenient W/C ensures practicality for residents and guests alike. The side porch, offering a convenient transition to the outdoors, completes the ground floor layout with finesse. Ascending the staircase, you'll discover a thoughtfully designed first floor comprising four well-appointed bedrooms. The master bedroom, a haven of serenity, boasts an en-suite bathroom. The stylish three-piece bathroom suite showcases modern fixtures and finishes, providing a soothing ambience for relaxation. This remarkable property truly shines outdoors as well. The front of the property features not one, but two driveways, ensuring ample parking for residents and visitors alike. Additionally, a spacious double garage provides shelter for vehicles and extra storage. The rear garden, a true masterpiece, offers a private and enclosed oasis designed with aesthetics and tranquillity in mind and also benefits from a versatile summer house which benefits from electricity. Situated within close proximity to playing parks, various local amenities and facilities together with excellent transport links.





- Substantial Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Ground Floor W/C
- Stylish Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden With A Versatile Summer House
- Two Driveways & Double Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 7'4" (1.85m x 2.26m)

The entrance hall has luxury tiled flooring, two in-built storage cupboards, a radiator, two UPVC double glazed obscure windows to the front elevation and a single composite door providing access into the accommodation

Kitchen

12'1" x 12'2" (3.69m x 3.73m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, an integrated oven, an integrated combination microwave oven, space for an American-style fridge freezer, space and plumbing for a dishwasher, a feature island with an integrated gas hob, an extractor hood, tiled splashback, luxury vinyl tiled flooring, recessed spotlights and a UPVC double glazed window to the front elevation

Dining Room

10'1" x 11'4" (3.08m x 3.46m)

The dining room has luxury vinyl tiled flooring, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

Utility Room

7'5" x 8'7" (2.27m x 2.64m)

The utility room has a range of fitted base and wall units with a worktop, a stainless steel double sink with a drainer and a mixer tap, space and plumbing for a washing machine, an in-built storage cupboard, internal access to the garage, two radiators, ceramic terrazzo tiled flooring, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

W/C

6'2" x 2'7" (1.90m x 0.81m)

This space has a low-level flush W/C, a wall-mounted wash basin with tiled splashback, a radiator and a UPVC double glazed obscure window to the side elevation

Living Room

19'1" x 12'8" (5.84m x 3.87m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Side Porch

9'2" x 6'10" (2.79m x 2.08m)

The side porch has luxury vinyl tiled flooring, carpeted stairs, a radiator, two UPVC double glazed windows to the side elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

12'0" (max) x 13'1" (3.66m (max) x 3.99m)

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

Master Bedroom

10'1" x 13'2" (3.08m x 4.02m)

The master bedroom has carpeted flooring, a radiator, access to the en-suite, recessed spotlights and a UPVC double glazed window to the front elevation

En-Suite

6'0" x 5'6" (1.84m x 1.68m)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Bedroom Two

12'8" x 8'6" (3.88m x 2.61m)

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

Bedroom Three

7'8" x 8'10" (2.36m x 2.71m)

The third bedroom has carpeted flooring, two fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

12'2" x 6'9" (3.73m x 2.06m)

The fourth bedroom has carpeted flooring, a large fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'3" x 5'6" (2.21m x 1.68m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a panelled bath with central taps and a wall-mounted shower fixture, a glass shower screen, a chrome heated towel rail, recessed spotlights, tiled flooring, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a well-maintained lawn, a range of plants and shrubs, a driveway with access to the double garage providing ample off-road parking, a further driveway to the side of the property and side access to the rear garden

Rear

To the rear of the property is a decorative private enclosed garden with a stone paved patio area, a well-maintained lawn, a decked seating area with a versatile summer house that benefits from electricity, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

The vendor has informed us that the property has been extended. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band E

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.

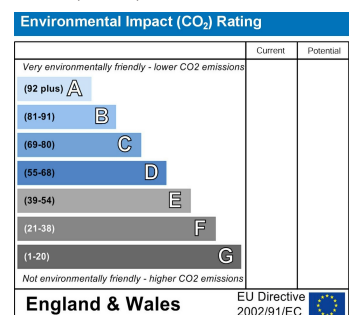
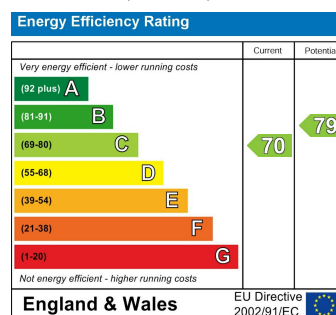
The vendor has advised the following:

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.



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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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