

HoldenCopley

PREPARE TO BE MOVED

Hardy Close, Long Eaton, Derbyshire NG10 1DZ

Offers Over £400,000

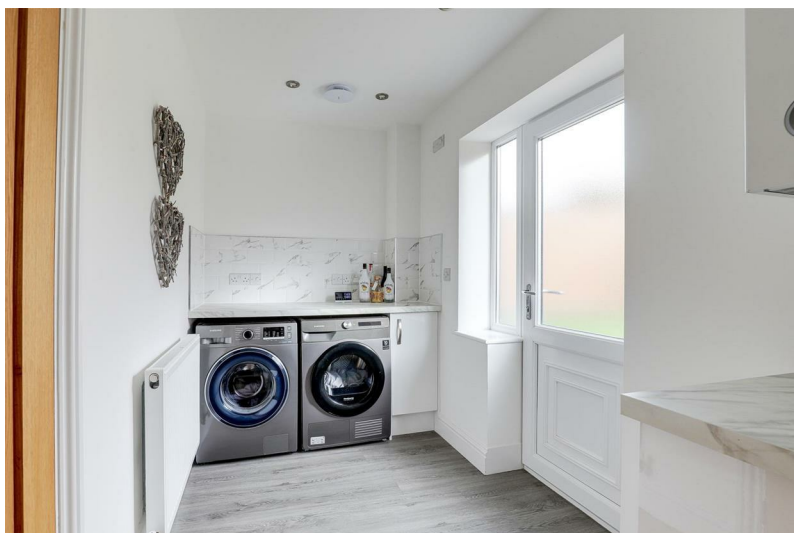
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MODERN DETACHED DORMER BUNGALOW...

Introducing a remarkable opportunity for a luxurious lifestyle in the heart of popular location, where modernity meets spacious living in this stunning three-bedroom detached dormer bungalow. This property exudes contemporary elegance and offers the perfect canvas for comfortable family life. Upon entering the property, you'll be welcomed by an inviting entrance hall that sets the tone for the entire home. The ground floor boasts a generously spacious living room, allowing you to unwind and entertain with ease. A modern fitted kitchen/diner showcases sleek design, complete with top-of-the-line appliances and a spacious dining area, making it the ideal hub for culinary enthusiasts and family gatherings. Adjacent to the kitchen is a convenient utility room and a well-appointed W/C providing added convenience for residents and guests alike. The ground floor further accommodates a true gem - the master bedroom with a luxurious en-suite bathroom and fitted wardrobes. This private oasis is sure to become your favourite retreat. As you ascend to the first floor, you'll find two additional bedrooms, each generously proportioned and flooded with natural light. A stylish three-piece bathroom suite on this level adds a touch of sophistication to your daily routine. Outside, this property truly excels with its exterior amenities. A shared driveway leads to your private drive and attached garage, providing ample parking and storage space. The private enclosed garden is a haven of tranquillity, perfect for outdoor relaxation and al fresco dining, with lush greenery and a well-designed layout. Situated in the popular location of Long Eaton, this property is within reach of various local amenities including West Park, excellent schools and regular transport links.

MUST BE VIEWED





- Detached Dorma Bungalow
- Three Great-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner & Separate Utility Room
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'2" x 10'3" (3.12m x 3.13)

The entrance hall has laminate flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation

Living Room

13'0" x 17'7" (3.97m x 5.37m)

The living room has carpeted flooring, a TV point, two radiators, a UPVC double glazed window to the side elevation with electric blinds and UPVC bi-fold doors with electric blinds providing access to the rear garden

Kitchen/Diner

10'9" x 21'4" (3.30m x 6.52m)

The kitchen/diner has a range of fitted base and wall units with marble-effect countertops, a stainless steel sink and a half with a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, tiled splashback, a breakfast bar with seating for two, a radiator, laminate flooring, recessed spotlights and two UPVC double glazed windows with fitted blinds to the front and rear elevations

Utility Room

10'2" x 5'5" (3.11m x 1.67m)

The utility room has fitted base units with a marble effect countertop, space and plumbing for a washing machine and tumble dryer, tiled splashback, a wall-mounted boiler, a radiator, laminate flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

Bedroom One

10'8" x 15'9" (3.26m x 4.81m)

The main bedroom has carpeted flooring, a large in-built mirrored wardrobe and a further in-built wardrobe, a radiator and a UPVC double glazed window with fitted blinds to the side elevation

En-Suite

3'10" x 8'10" (1.17m x 2.70m)

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, partially tiled walls, recessed spotlights and a UPVC double glazed window with fitted blinds to the side elevation

W/C

3'4" x 6'4" (1.04m x 1.95m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, tiled splashback, a radiator and tiled flooring

FIRST FLOOR

Landing

12'7" x 11'9" (3.85m x 3.60m)

The landing has carpeted flooring, an in-built storage cupboard, storage in the eaves, exposed wooden beams and a skylight window

Bedroom Two

14'10" x 13'8" (4.54m x 4.17m)

The second bedroom has carpeted flooring, a TV point, storage in the eaves, a radiator, exposed wooden beams, two skylight windows and a UPVC double glazed window with fitted blinds to the front elevation

Bedroom Three

12'9" x 8'5" (3.90m x 2.57m)

The third bedroom has carpeted flooring, a TV point, a radiator, exposed wooden beams and a UPVC double glazed window with fitted blinds to the side elevation

Bathroom

6'7" x 8'9" (2.01m x 2.68m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a glass shower screen, a chrome heated towel rail, tiled flooring, tiled walls and a skylight window

OUTSIDE

Front

To the front of the property is a shared driveway leading to a private driveway and garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio seating area, a further stone pebbled seating area, a well-maintained lawn, a range of decorative plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Erewash 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.

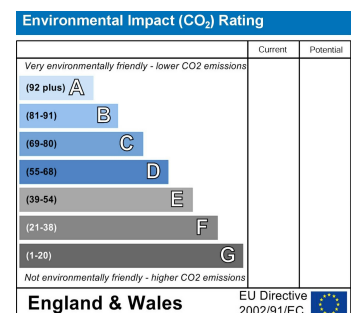
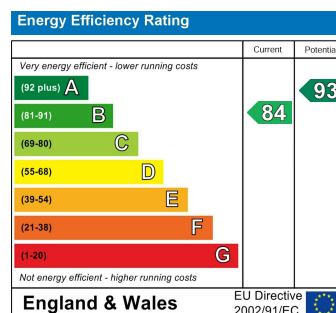
The vendor has advised the following:

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.

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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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