

# HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Long Eaton, Derbyshire NG10 3LF

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**Guide Price £280,000**

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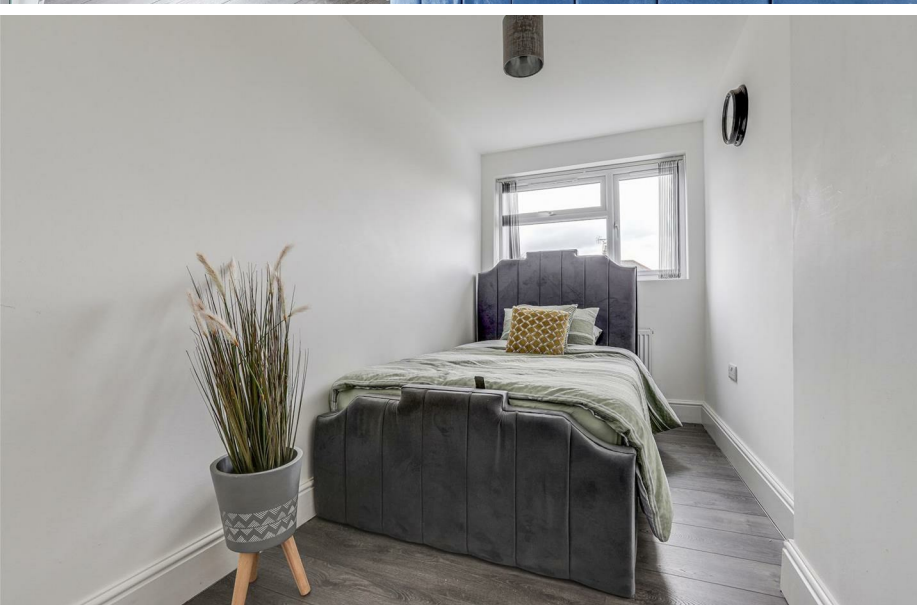
**\*\*GUIDE PRICE: £280,000 - £300,000\*\***

**NO UPWARD CHAIN...**

This three-bedroom detached house stands as a testament to modern comfort and style, having undergone a comprehensive refurbishment, with meticulous attention to detail in every room. Offered to the market with no upward chain, this residence is move-in ready, appealing to any family buyer seeking a seamless transition into their new home. Nestled in a sought-after location, it enjoys close proximity to various local amenities, excellent transport links including the train station, easy access to the M1, and proximity to outstanding schools. The ground floor unveils an inviting entrance hall leading to three spacious reception rooms, offering versatile living spaces, a convenient W/C, and a sleek, modern fitted galley-style kitchen that effortlessly combines practicality with contemporary aesthetics. Ascending to the first floor reveals three double bedrooms, all serviced by a tastefully appointed three-piece bathroom suite. The exterior of the property is equally impressive, featuring a front driveway with gated access to the garage, ensuring secure parking, and a private garden to the rear. With its prime location, move-in ready status, and spacious layout, this refurbished semi-detached house stands as an excellent opportunity for those seeking a stylish and convenient family home.

**MUST BE VIEWED**





- Detached House
- Completely Renovated Throughout
- Three Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'0" x 5'7" (max) (3.97m x 1.71m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

### Sitting Room

12'6" x 11'6" (max) (3.82m x 3.51m (max))

This room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, wood-effect flooring, a TV point, recessed spotlights, and a radiator.

### W/C

4'0" x 2'7" (1.24m x 0.79m )

This space has a low level dual flush W/C, a wash basin, floor to ceiling tiles, and a UPVC double-glazed obscure window to the side elevation.

### Living Room

12'3" x 11'6" (3.74m x 3.53m )

The living room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a TV point, recessed spotlights, a vertical radiator, and double doors opening into the dining room.

### Dining Room

11'6" x 10'7" (3.51m x 3.24m )

The dining room has wood-effect flooring, a radiator, and double French doors opening out to the rear garden.

### Kitchen

20'8" x 6'0" (6.30m x 1.85m )

The kitchen has a range of fitted gloss base and wall units with marble-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a five ring gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

## FIRST FLOOR

### Landing

8'7" x 5'8" (2.63m x 1.73m )

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

11'7" x 11'1" (3.54m x 3.40m )

The first bedroom has two UPVC double-glazed windows to the front and side elevation, wood-effect flooring, and a radiator.

### Bedroom Two

11'7" x 11'1" (3.54m x 3.40m )

The second bedroom has two UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, and a radiator.

### Bedroom Three

13'3" x 6'0" (max) (4.06m x 1.85m (max))

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

### Bathroom

7'7" x 6'0" (2.32m x 1.84m )

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, a corner fitted bath with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, wood-effect

flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a gated block-paved driveway with further gated access to the garage towards the rear.

### Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, rockery, established plants, access into the garage, and fence panelled boundaries.

## 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.

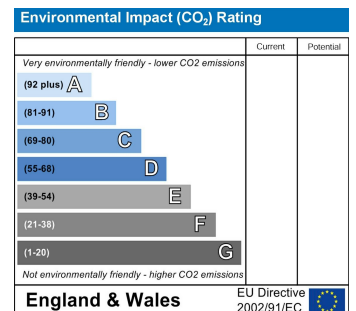
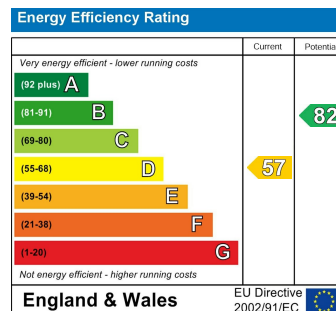
The vendor has advised the following:

Property Tenure is Freehold

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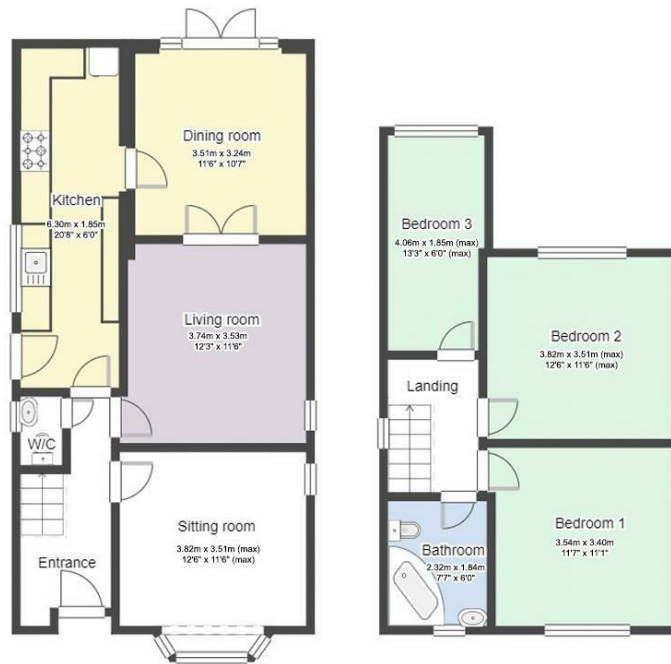
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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