

HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Long Eaton, Derbyshire NG10 4FL

Guide Price £250,000 - £270,000

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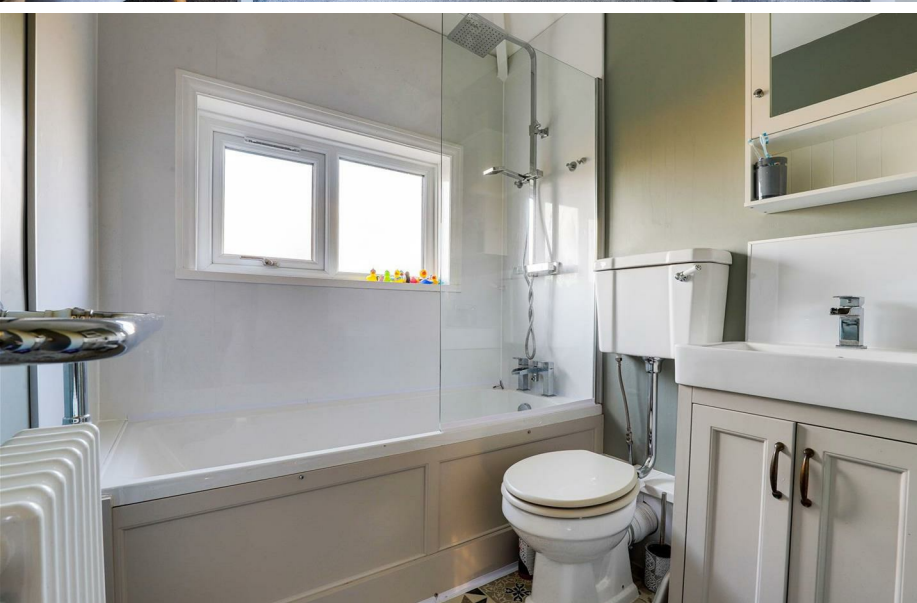
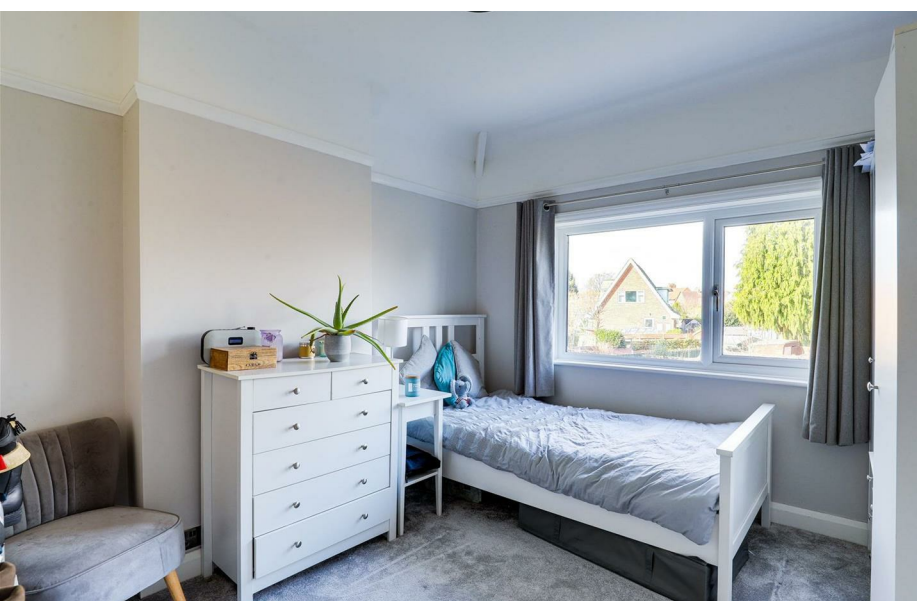
GUIDE PRICE £250,000- £260,000

WELL-PRESENTED THROUGHOUT...

Welcome to this two-bedroom detached house that epitomises elegance and comfort. Well-presented throughout, this property boasts a thoughtfully designed layout. The property benefits from new windows and doors throughout and also having planning permission granted for a rear single storey and two storey side extension (0821/0023). Upon entering, you are greeted by a welcoming entrance leading to a bay-fronted living room, offering a perfect blend of natural light and a cosy ambience. The dining room seamlessly flows into a fitted kitchen, equipped with modern integrated appliances, providing a delightful space for culinary enthusiasts. Venturing to the first floor, discover two generously sized double bedrooms adorned with tasteful decor. A stylish three-piece bathroom suite adds a touch of luxury, ensuring both practicality and sophistication. Outside, the property boasts a front driveway for convenient parking, while the great-sized private enclosed garden creates an idyllic outdoor retreat. This property is situated in a convenient location within reach of various local amenities and conveniences, excellent schools, transport links and easy commuting links via the M1. This residence is not just a house; it's a testament to fine living, offering a harmonious blend of modern amenities and timeless charm.

MUST BE VIEWED





- Detached House
- Two Great-Sized Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has carpeted flooring, a radiator and a single door providing access into the accommodation

Living Room

14'0" x 12'10" (4.28m x 3.92m)

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

Dining Room

9'9" x 11'6" (2.98m x 3.52m)

The dining room has laminate flooring, a recessed chimney breast alcove, a vertical radiator, is open plan to the kitchen and UPVC double French doors providing access to the rear garden

Kitchen

17'8" x 5'5" (5.39m x 1.67m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven, an integrated hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated microwave, space and plumbing for a washing machine, a pantry, tiled splashback, tiled flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

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

Bedroom One

11'11" x 16'2" (3.64m x 4.94m)

The main bedroom has carpeted flooring, a radiator, a picture rail and two UPVC double glazed windows to the front elevation

Bedroom Two

11'0" x 9'11" (3.37m x 3.03m)

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

Bathroom

7'5" x 5'10" (2.27m x 1.79m)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, tiled splashback, a heated towel rail radiator, patterned tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, a range of plants and shrubs, courtesy lighting and gated side access to the rear garden

Rear

To the rear of the property is a great-sized private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, courtesy lighting, a shed 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.

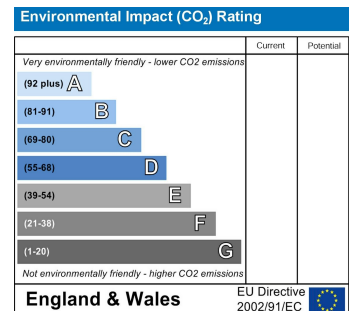
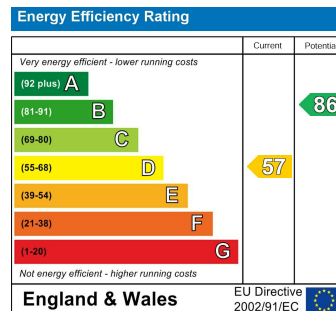
The vendor has advised the following:

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.

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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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