

HoldenCopley

PREPARE TO BE MOVED

Trowell Grove, Long Eaton, Derbyshire NG10 4BB

£270,000

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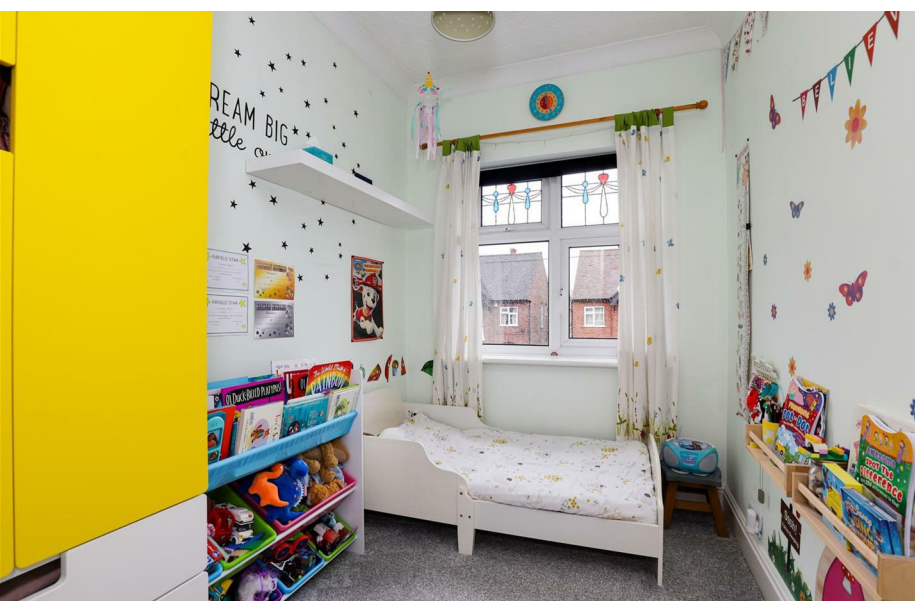


STUNNING FAMILY HOME...

This three bedroom semi-detached property is beautifully presented throughout boasting new and original features whilst offering spacious accommodation throughout, making for an ideal purchase for any family buyers looking for their forever home. Internally, the property also benefits from Hive operated gas central heating and double glazing throughout. Situated in the popular location of Long Eaton, just a short distance away from shops, local eateries and excellent transport links as well as being within catchment to a range of local primary and secondary schools. To the ground floor of the property is an entrance hall, a bay fronted living room, a spacious dining room which is open plan to the modern kitchen and a conservatory benefitting from lots of natural light. To the first floor of the property is the spacious master bedroom benefitting from fully fitted wardrobes along with two additional bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking, to the rear of the property is a private enclosed garden with a lawn and a paved patio area.

MUST BE VIEWED





- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Private Rear Garden
- Off Road Parking
- New & Original Features
- Must Be Viewed





GROUND FLOOR

Hall

13'5" x 5'11" (4.10m x 1.82m)

The entrance hall has wooden flooring, carpeted stairs, coving to the ceiling, a radiator, in-built under stairs storage, original stained glass windows and a wooden door to provide access into the property

Kitchen

14'7" x 5'7" (4.46m x 1.71m)

The kitchen has wooden flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, a freestanding cooker with an extractor hood, space for a fridge freezer, partially tiled walls, recessed spotlights, a UPVC double glazed window to the rear elevation and is open plan to the dining room

Living Room

12'4" x 10'10" (3.78m x 3.31m)

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

Dining Room

10'10" x 12'11" (3.31m x 3.94m)

The dining room has wooden flooring, a TV point, a radiator, coving to the ceiling, space for a dining table and is open plan to the conservatory

Conservatory

10'10" x 5'6" (3.31m x 1.70m)

The conservatory has wooden flooring, a range of UPVC double glazed windows to the rear elevations, a UPVC double glazed door to provide access to the rear elevation and a polycarbonate roof

FIRST FLOOR

Landing

5'11" x 9'3" (1.81m x 2.82m)

The landing has carpeted flooring, coving to the ceiling, access to a fully boarded loft with lighting and a drop down ladder, a UPVC double glazed stained glass window to the side elevation and provides access to the first floor accommodation

Bedroom One

8'10" x 13'11" (2.70m x 4.26m)

The main bedroom has carpeted flooring, a range of full length wardrobes with mirrored sliding doors, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

Bedroom Two

10'10" x 12'0" (3.32m x 3.66m)

The second bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8'2" x 5'11" (2.49m x 1.82m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

5'10" x 6'0" (1.78m x 1.84m)

The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, recessed spotlights, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide ample off road parking and a side gate to access to the rear of the property

Rear

To the rear of the property is a private enclosed garden with a lawn, two garden sheds the larger of which has an electricity supply, a decked patio area, an outdoor tap, panelled fencing and courtesy lighting

DISCLAIMER

Council Tax Band Rating - Erewash District Council - Band B

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.

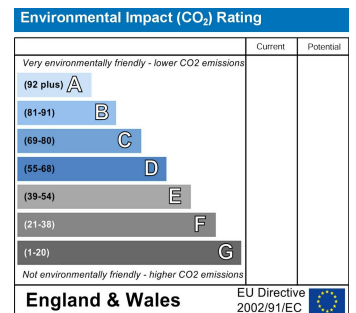
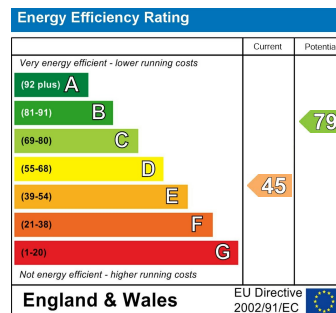
The vendor has advised the following:

Property Tenure is Freehold

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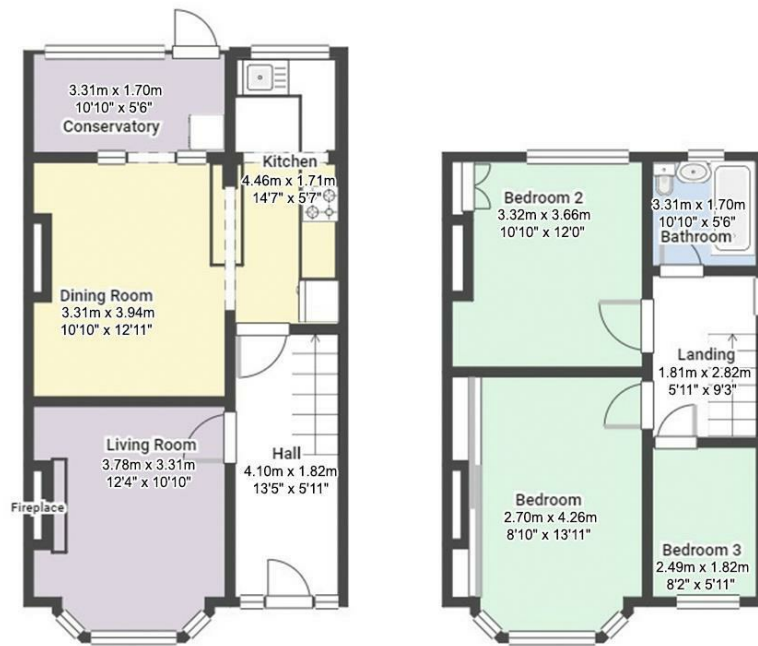
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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