

# HoldenCopley

PREPARE TO BE MOVED

Teesdale Road, Long Eaton, Derbyshire NG10 3PG

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Guide Price £270,000 - £325,000

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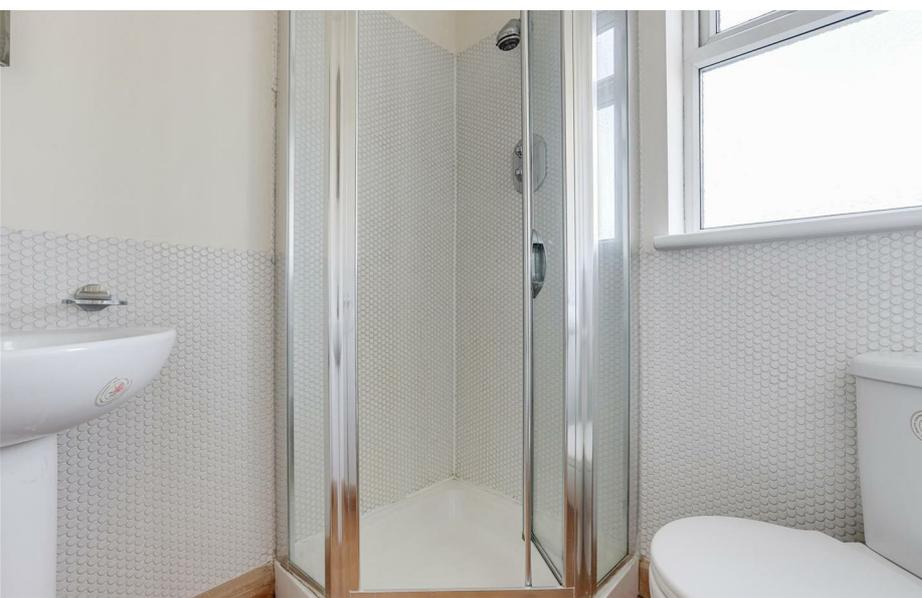
GUIDE PRICE £270,000 - £300,000

THE PERFECT FAMILY HOME...

This three-bedroom detached home, ideally situated on a corner plot within a sought-after cul-de-sac on the Dale's Estate. Offering a rare opportunity for potential buyers, this home is conveniently located close to a various local amenities including West Park leisure centre, shops, schools, and excellent commuting links, with access to the M1 motorway. Upon entry, the ground floor welcomes you with two interconnected spacious reception rooms, creating a modern and functional family living space. The practical fitted kitchen caters to your daily needs, with a conveniently placed ground floor W/C. Upstairs on the first floor you'll discover two spacious double bedrooms, each with fitted wardrobes ensuring ample storage space and a single bedroom. The master bedroom boasts the added luxury of an ensuite bathroom. For the rest of the household, a three-piece bathroom suite serves the additional bedrooms. Externally, the property features a driveway to the front, providing off-road parking for multiple vehicles and easy access to the spacious garage. To the rear is a generously sized, low-maintenance garden, fitted with high quality artificial lawn which enjoys plenty of sun exposure throughout the day! There is also a dedicated play area to the side of the property safely enclosed with fencing and cushioned with rubber bark, ideal for families. The property also benefits from having planning permission granted for a side and rear extension.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Low-Maintenance Rear Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'7" x 6'0" (5.07m x 1.84m )

The entrance hall has wooden flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

### Living Room

13'9" x 10'6" (max) (4.20m x 3.21m (max))

The living room has wooden flooring, a radiator, open access to the dining room and a UPVC double-glazed window to the front elevation.

### Dining Room

13'5" x 9'1" (max) (4.10m x 2.79m (max))

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

### Kitchen

10'10" x 7'5" (3.31m x 2.27m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, coving to the ceiling, a radiator, tiled flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

### W/C

6'0" x 2'8" (1.83m x 0.83m )

This space has a low level flush W/C, a pedestal wash basin, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

11'10" x 6'3" (max) (3.63m x 1.91m (max))

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

### Master Bedroom

13'10" x 10'3" (max) (4.22m x 3.14m (max))

The main bedroom has wooden flooring, a radiator, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

5'2" x 5'1" (max) (1.59m x 1.55 (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, wooden flooring and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

11'10" x 10'3" (max) (3.61m x 3.14m (max))

The second bedroom has wooden flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Three

9'4" x 6'9" (2.85m x 2.08m)

The third bedroom has wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

6'2" x 6'1" (max) (1.89m x 1.86m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower fixture, a heated towel rail, an extractor fan, coving to the ceiling, a waterproof splashback, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage and gated access to the rear garden.

### Garage

17'3" x 15'3" (5.27m x 4.67m)

The garage has courtesy lighting, a power supply, a window to the side elevation, a single UPVC door, and an up-and-over door.

### Rear

To the rear of the property is a low-maintenance enclosed garden with a paved patio area, an artificial lawn, a wall-mounted awning, safety play red rubber chippings, a picket fence, and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

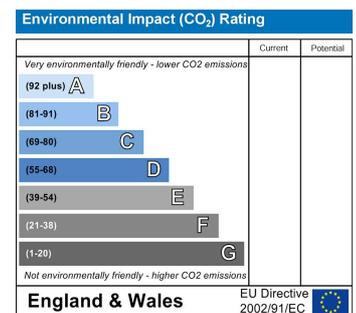
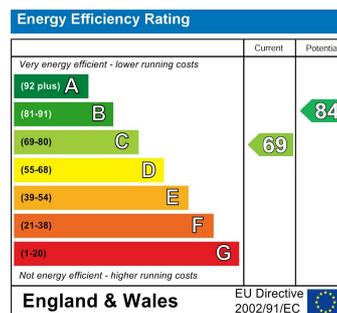
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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