

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Road, Long Eaton, Derbyshire NG10 2DY

£220,000

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LOCATION LOCATION LOCATION...

Nestled in a popular location, this three-bedroom semi-detached abode presents an inviting haven for first-time buyers or growing families alike. Upon entering, a hallway leads seamlessly to a duo of spacious reception rooms. A newly fitted kitchen and a modern bathroom suite complete the layout. Ascending the staircase, the first floor unveils a trio of well-appointed bedrooms offering ample space. The interior harmonises original features with a modern aesthetic, creating an ambiance of timeless sophistication. Outside, the property has availability for on-street parking at the front, while the rear reveals a sun-drenched garden oasis, complete with a decking area, pergola, and lawn. With close proximity to the picturesque Attenborough Nature Reserve, local amenities, excellent transport links, and esteemed schools, this residence promises a lifestyle of comfort & convenience.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Newly Fitted Ground Floor
Three-Piece Bathroom Suite
- New Doors & Shutters
- New & Original Features
Throughout
- South Facing Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'5" x 3'1" (1.06m x 0.96m)

The entrance hall has natural wooden flooring, wooden stairs with a carpet runner and a composite single door providing access into the accommodation.

Living Room

12'7" x 11'8" (max) (3.86m x 3.57m (max))

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, a radiator, natural wooden flooring, a feature cast iron fireplace with a decorative surround, coving and a ceiling rose.

Dining Room

12'8" x 12'7" (max) (3.87m x 3.86m (max))

The dining room has two UPVC double-glazed windows with bespoke fitted shutters to the rear and side elevation, a radiator, natural wooden flooring, a built-in storage cupboard, a picture rail, coving and a ceiling rose.

Kitchen

13'10" x 7'11" (4.24m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a mixer tap and drainer, an integrated oven, a gas hob with an extractor fan, an integrated fridge-freezer, space and plumbing for a washing machine, partially tiled walls, wood-effect flooring, a vertical radiator, recessed spotlights, two UPVC double-glazed windows to the side elevation and a composite single door providing access to the garden.

Bathroom

8'11" x 6'5" (2.74m x 1.97m)

The bathroom has a wall-mounted wash basin with storage, a P shaped panelled fitted bath, a mains-fed over head rainfall shower with a handheld shower head, a glass shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

W/C

6'4" x 2'6" (1.95m x 0.78m)

This space has a low level flush W/C, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

16'3" x 9'1" (max) (4.97m x 2.77m (max))

The landing has carpeted flooring, a radiator, access to the loft via a drop-down ladder, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

12'7" x 11'8" (max) (3.85m x 3.57m (max))

The main bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, natural wooden flooring, a radiator, an original open fireplace and a built-in storage cupboard.

Bedroom Two

12'9" x 9'10" (max) (3.89m x 3.00m (max))

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, natural wooden flooring, a radiator and an original open fireplace.

Bedroom Three

13'11" x 8'0" (max) (4.25m x 2.45m (max))

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front of the property is the availability for on-street parking and a path providing access into the accommodation and to the rear garden.

Rear

To the rear of the property is an enclosed garden with a fence panelled boundary, a pergola, a raised decking area with steps to the lawn and various plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – 4G & some 3G/5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

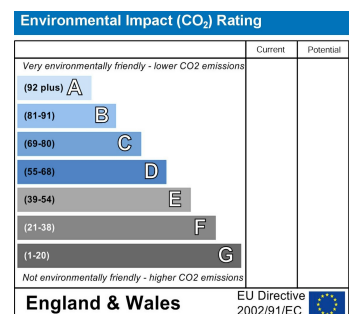
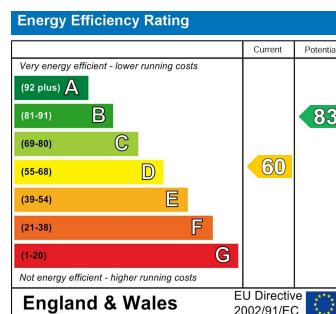
The vendor has advised the following:

Property Tenure is Freehold

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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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