

# HoldenCopley

PREPARE TO BE MOVED

Bonsall Street, Long Eaton, Derbyshire NG10 2AH

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Guide Price £250,000

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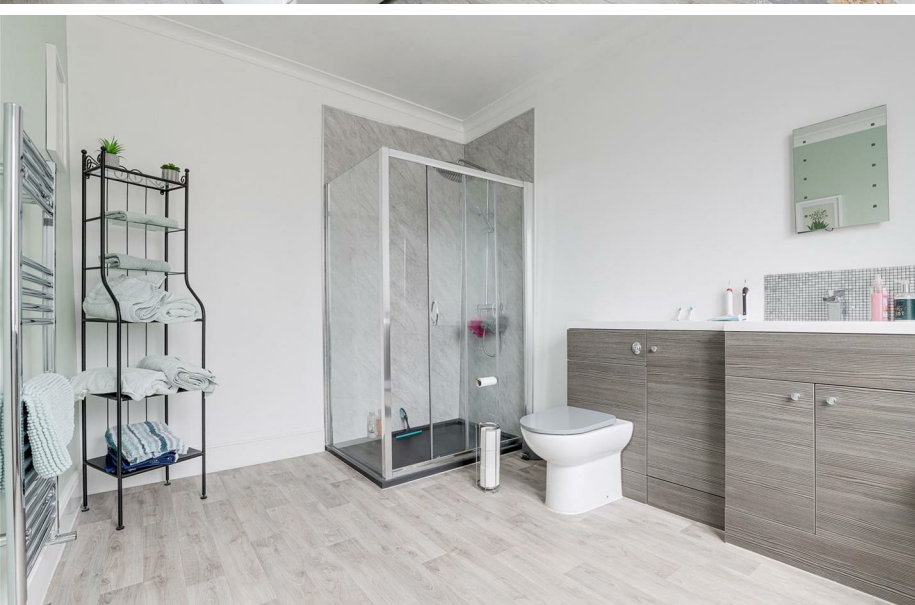
GUIDE PRICE £250,000 - £270,000

WELL-PRESENTED THROUGHOUT...

This charming semi-detached double frontage house exudes timeless elegance and modern comfort. Impeccably presented throughout, the property welcomes you with a sense of warmth and sophistication. Newly adorned with a suite of contemporary features, including a boiler, radiators, and a roof, alongside a freshly fitted kitchen and upgraded guttering, this home beckons with the promise of effortless living. Conveniently positioned to cater to every need, the residence is a mere stone's throw away from an array of local amenities, esteemed schools, and seamless commuting connections. Stepping through the entrance hall, you're greeted by the inviting ambiance of two spacious reception rooms, while the thoughtfully designed kitchen boasts integrated appliances. Ascending to the first floor, there are three generously proportioned double bedrooms, each offering a serene retreat from the bustle of everyday life. Served by a well-appointed bathroom. Outside, the allure continues with a private garden sanctuary awaiting exploration. A vast patio area beckons al fresco gatherings, while a lush expanse of lawn provides a verdant backdrop for leisurely afternoons. Adding versatility to outdoor living, a garden room stands ready to accommodate various pursuits.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- New Boiler & Radiators
- Three-Piece Bathroom Suite
- Private Garden & Versatile Garden Room
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation.

### Dining Room

12'7" x 12'7" (3.84m x 3.86m)

The dining room has UPVC double-glazed window to the front and rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Living Room

11'6" x 12'9" (3.52m x 3.91m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, a ceiling rose, a radiator, a recessed chimney breast alcove with a decorative mantelpiece and tiled hearth.

### Kitchen Diner

11'10" x 15'8" (3.63m x 4.78m)

The kitchen has a range of fitted base and wall units with Granite-style worktops, a composite sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, a freestanding range cooker with a gas hob, space for a dining table, tiled splashback, coving to the ceiling, laminate flooring, a radiator, recessed spotlights, an in-built under stair cupboard, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the garden.

### Garden Room

6'5" x 9'4" (1.97m x 2.86m)

The garden room has wooden flooring, three UPVC double-glazed windows, and a composite door providing access to the garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'7" x 12'10" (3.84m x 3.92m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, and an in-built cupboard.

### Bedroom Two

11'7" x 12'10" (3.54m x 3.92m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, and a radiator.

### Bedroom Three

8'1" x 11'11" (2.48m x 3.64m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and recessed spotlights.

### Bathroom

8'7" x 11'3" (2.62m x 3.44m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and storage underneath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, cushioned vinyl flooring, tiled splashback, coving to ceiling, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is the availability for on-street parking, and gated access to the side and rear.

### Rear

To the side and rear of the property is a private enclosed garden with a paved patio areas, a lawn, various plants and shrubs, a shed, security lighting, and gated access.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach  
 Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)  
 220 Mbps (Highest available upload speed)  
 Phone Signal – Some 3G / 4G / 5G available  
 Electricity – Mains Supply  
 Water – Mains Supply  
 Heating – Gas Central Heating – Connected to Mains Supply  
 Septic Tank – No  
 Sewage – Mains Supply  
 Flood Risk – No flooding in the past 5 years  
 Low risk of flooding  
 Non-Standard Construction – No  
 Any Legal Restrictions – No  
 Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough 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.

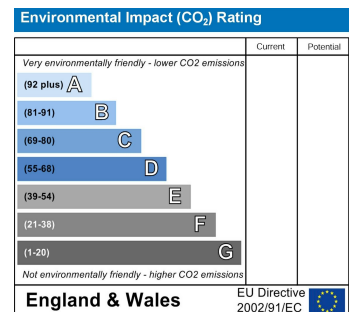
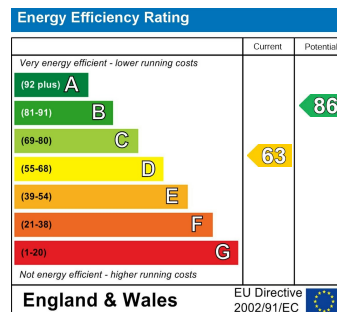
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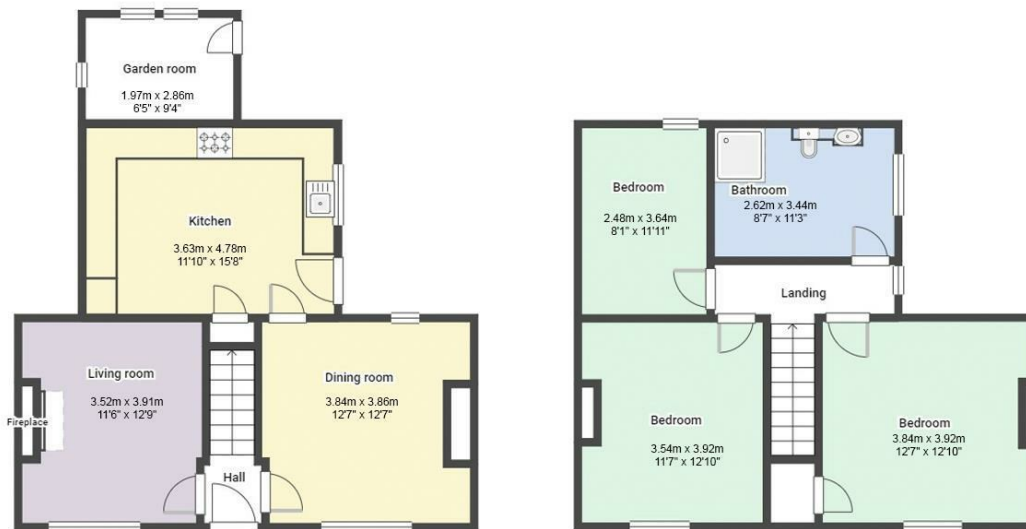
Property Tenure is Freehold

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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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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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)