

HoldenCopley

PREPARE TO BE MOVED

Purdy Meadow, Sawley, Derbyshire NG10 3DJ

Guide Price £210,000

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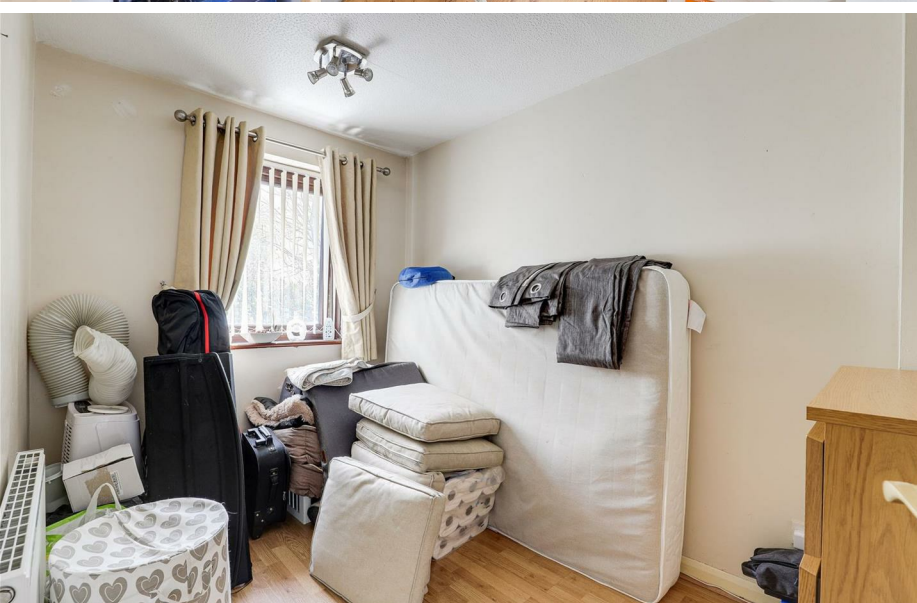
GUIDE PRICE £210,000 - £220,000

LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached home offers spacious and well-presented accommodation, ideal for families or those ready to move straight in. The ground floor features an entrance hall, living room, a modern fitted kitchen and a conservatory. Upstairs, three bedrooms and a three piece bathroom suite awaits. Outside, a driveway accommodates two vehicles, while the private rear garden boasts a decking area, pergola and a lawn. Situated within close proximity to various local amenities such as esteemed schools, the scenic Attenborough Nature Reserve, shops and excellent transport links. This property epitomises comfortable family living with style and convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- New Conservatory
- Newly Fitted Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted security panel and a single UPVC door providing access into the accommodation.

Living Room

11'1" x 14'7" (3.38m x 4.46m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a multi fuel burner and double doors leading into the kitchen.

Kitchen

10'5" x 14'3" (3.20m x 4.36m)

The kitchen has a range of shaker style fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven and microwave, an integrated dishwasher, a gas hob with an extractor fan, partially tiled walls, space for a fridge freezer, space and plumbing for a washing machine, tile-effect flooring, a built-in storage cupboard, a fitted breakfast bar, recessed spotlights, a UPVC double-glazed window to the rear elevation and double french doors with glass inserts providing access into the conservatory.

Conservatory

9'8" x 12'3" (2.97m x 3.74m)

The conservatory has wood-effect flooring, two wall-mounted lights, a radiator, UPVC double-glazed windows to the rear and side elevation and double french doors providing access on to the garden.

FIRST FLOOR

Landing

5'11" x 9'5" (1.81m x 2.88m)

The landing has carpeted flooring, a wooden banister, access to the loft and provides access to the first floor accommodation.

Master Bedroom

8'5" x 14'3" (2.57m x 4.35m)

The master bedroom has two UPVC double-glazed windows to the front elevation, wood-effect flooring, a radiator and a built-in cupboard.

Bedroom Two

6'10" x 10'2" (2.09m x 3.12m)

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

Bedroom Three

7'0" x 7'1" (2.14m x 2.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

7'10" x 6'0" (2.41m x 1.85m)

The bathroom has a low level flush W/C, a vanity wash basin with fitted storage, an L shaped fitted panelled bath, a mains-fed shower with a glass shower screen, a chrome heated towel rail, tile-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway with the availability to park two vehicles and a single wooden gate providing access into the garden.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a decking area, a pergola and a lawn.

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 – All 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.

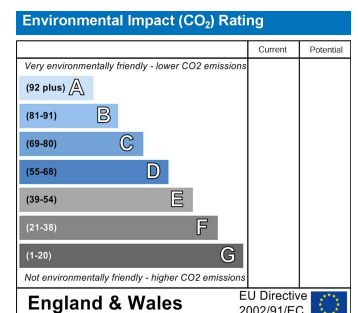
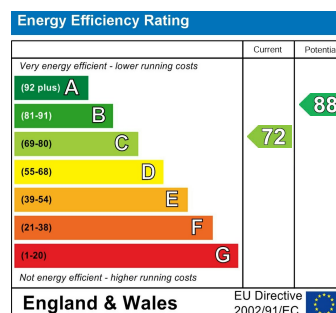
The vendor has advised the following:

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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