

HoldenCopley

PREPARE TO BE MOVED

Earlswood Close, Breaston, Derbyshire DE72 3UF

Guide Price £300,000 - £325,000

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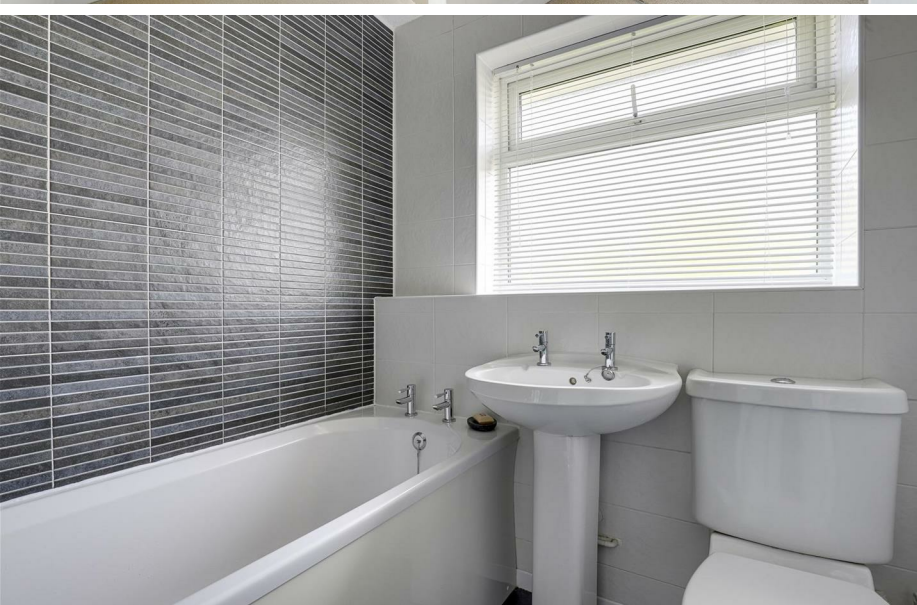
DETACHED HOUSE...

PRICE GUIDE £300,000 - £325,000

Nestled amidst a vibrant community and boasting convenience at every turn, this splendid detached house embodies the epitome of modern family living. Situated in close proximity to local shops, esteemed schools, and an array of amenities, Stepping through the front door, you're greeted by an entrance hall leading seamlessly into a spacious living room, for relaxation and entertainment alike. The heart of the home lies in its meticulous kitchen diner, complete with a central island and patio doors that spill out onto the rear garden, ideal for alfresco dining or simply basking in the sunshine. Ascending the stairs to the first floor reveals three bedrooms and a three-piece bathroom suite, providing ample space for rest and rejuvenation. Outside, the property exudes kerb appeal with a neat lawn, complemented by courtesy lighting and a driveway leading to the garage. The garage, equipped with a window to the rear elevation, offers ample storage space and convenient access via an up-and-over door. The south-facing rear garden features patio areas, a lawns, and vibrant planted borders bordered by fence panels, offering a haven for outdoor recreation and relaxation.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- South-Facing Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

Living Room

17'2" x 11'7" (5.24m x 3.54m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, coving to the ceiling, a TV point, a feature fireplace with a stained wooden surround and marble-effect hearth, and carpeted flooring.

Kitchen Diner

14'7" x 11'4" (4.47m x 3.47m)

The kitchen diner has a range of fitted base and wall units with worktops, a central island, a composite sink with a mixer tap and drainer, an integrated oven, gas ring hob, glass splashback and extractor fan, space for a dining table, a radiator, recessed spotlights, tiled flooring, a UPVC door opening out to the side elevation, a UPVC double glazed window to the rear elevation, and sliding patio doors to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'5" x 9'1" (3.81m x 2.79m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

10'5" x 8'6" (3.18m x 2.61m)

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

Bedroom Three

10'5" x 5'6" (3.19m x 1.69m)

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

Bathroom

5'6" x 5'6" (1.69m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and a bi-folding shower screen, a radiator, access into the bordered loft with lighting, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, and a driveway to the garage.

Garage

17'6" x 7'9" (5.35m x 2.38m)

The garage has a window to the rear elevation, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed south-facing garden with patio areas, an outside tap, a lawn, planted borders with various shrubs and bushes, fence panelled boundary, and gated access.

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, 4G - Some coverage of 3G & 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 D

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.

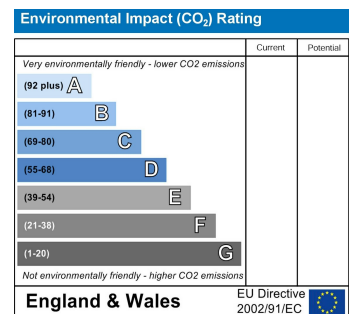
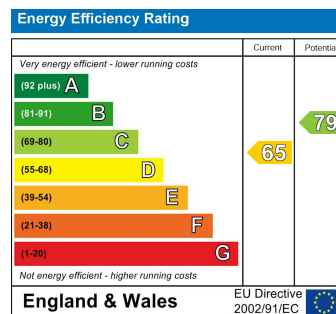
The vendor has advised the following:

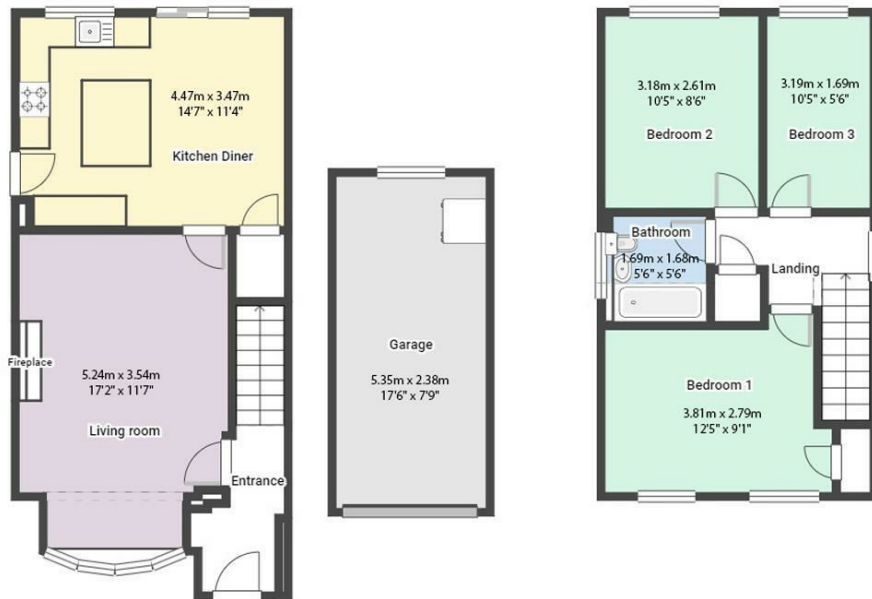
Property Tenure is Freehold

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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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