

# HoldenCopley

PREPARE TO BE MOVED

Quantock Road, Long Eaton, Derbyshire NG10 4FZ

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Guide Price £260,000 -

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Guide Price £260,000 - £280,000

NO UPWARD CHAIN...

Welcome to this detached bungalow, a perfect haven for buyers seeking single-level living and an array of local amenities. Ideally positioned close to shops, schools, and more, this home also boasts excellent transport links, with the M1 just a short drive away. The spacious interior features a hallway, a well-appointed fitted kitchen, and a generously sized living room. The property includes three comfortable bedrooms, with the third bedroom offering direct access to a bright conservatory through sliding patio doors. A modern three-piece bathroom suite completes the indoor living space. Outside, the front of the property showcases a gravelled area adorned with established plants, shrubs, and bushes, alongside a block-paved driveway with double wrought iron gates. The rear garden features a patio area, additional gravelled spaces, and planted borders. The garden also includes two sheds for extra storage and convenient access to the garage, equipped with an up-and-over door.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Driveway & Garage With An Electric Door
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





## ACCOMMODATION

### Hallway

The hallway has tiled flooring, two in-built cupboards, a radiator, coving to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

12'0" x 22'0" (3.67m x 6.73m)

The living room has a UPVC double glazed window to the front elevation, two radiators, two ceiling roses, coving to the ceiling, a TV point, a stone effect feature fireplace, space for a dining table, and carpeted flooring.

### Kitchen

7'10" x 10'1" (2.41m x 3.08m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an inter-grated oven, ceramic hob and extractor fan, a freestanding fridge freezer, a chrome heated towel rail, tiled splashback, tiled flooring, and two UPVC double glazed windows to the front and side elevation.

### Bedroom One

9'7" x 15'11" (2.94m x 4.87m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture which includes wardrobes, over head cupboards, a dressing table, a bedside cabinet, coving to the ceiling, and carpeted flooring.

### Bedroom Two

7'10" x 10'11" (2.41m x 3.33m)

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

### Bedroom Three

10'5" x 10'4" (3.18m x 3.15m)

The third bedroom has a radiator, coving to the ceiling, carpeted flooring, and sliding patio doors to the conservatory.

### Conservatory

12'7" x 10'0" (3.84m x 3.05m)

The conservatory has wall-mounted heaters, UPVC double glazed surround, a solid roof, carpeted flooring, and double French doors opening out to the rear garden.

### Bathroom

7'0" x 5'5" (2.15m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a walk-in shower with a wall-mounted shower fixture and a ceiling fitted rainfall shower head, a chrome heated towel rail, water proof splashback and tiled walls, and Antislip flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area with established plants, shrubs and bushes, a block paved driveway with double wrought iron gates, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, gravelled area, planted borders with established plants, shrubs and bushes, two sheds, additional parking for a caravan / motor van, and access to the garage with an electric door providing ample storage.

## 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 220Mbps

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 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:

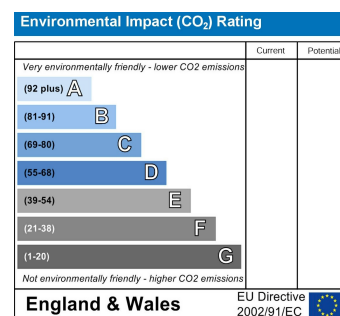
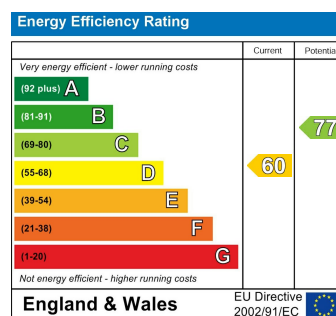
Property Tenure is Freehold

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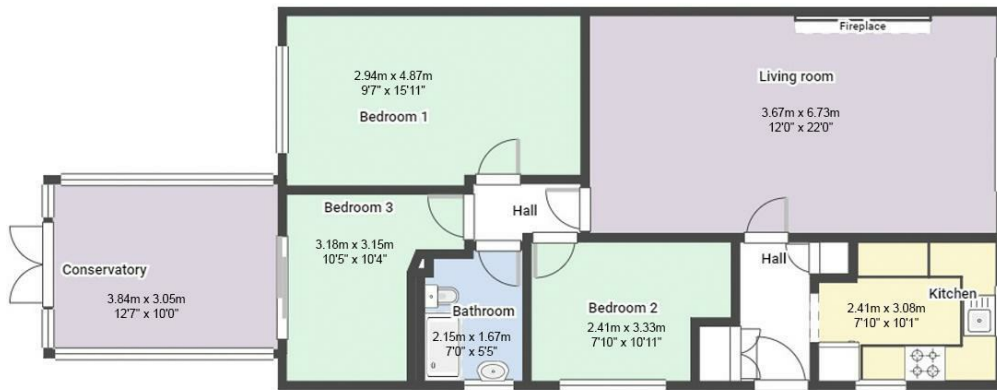
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Details are available upon request.



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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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