

# HoldenCopley

PREPARE TO BE MOVED

Howarth Close, Long Eaton, Derbyshire NG10 3RT

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Guide Price £350,000 - £375,000

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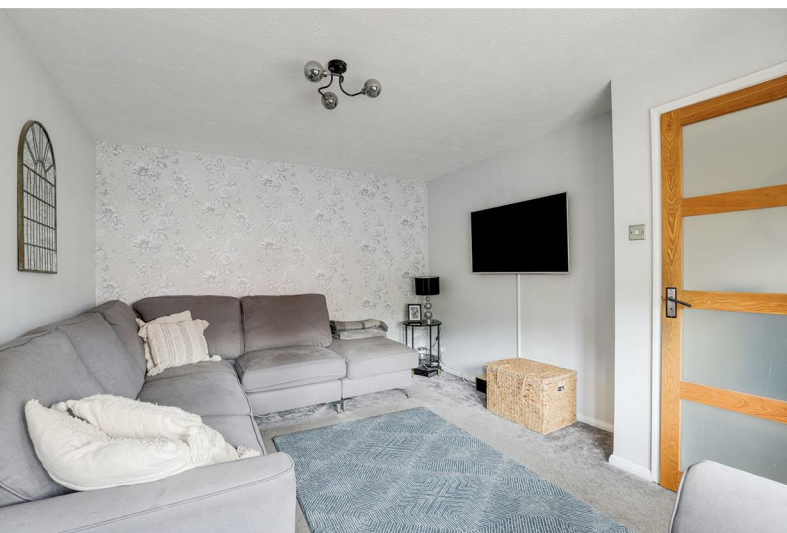


GUIDE PRICE £350,000 - £375,000

DETACHED HOUSE...

Nestled in a serene cul-de-sac and close to a variety of local amenities such as shops, schools, and more, this detached house is perfect for a growing family. Boasting excellent transport links via the M1, the location offers convenience and connectivity. Upon entering, you are greeted by a welcoming hallway that leads to a cosy living room featuring a bay window, providing plenty of natural light. The spacious kitchen diner is a focal point of the home, equipped with a breakfast bar and double French doors that open to the rear garden. Additional ground-floor amenities include a utility room, a convenient W/C, and a study with access to the garage, which offers ample storage space and an electric door leading to the driveway. Upstairs, the first floor comprises three well-appointed bedrooms, with the master bedroom enjoying the luxury of an en-suite. A modern three-piece bathroom suite completes the first-floor layout. Outside, the front of the property features a gravelled area, courtesy lighting, a driveway, and access to the garage, along with gated entry to the rear garden. The enclosed rear garden has courtesy lighting, a patio, a lush lawn, a gravelled seating area, and a fence-panelled boundary. The versatile garden room is an added bonus, featuring recessed spotlights, wooden-framed windows, and French doors that open onto the patio, perfect for both relaxation and entertainment.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room Modern Fitted Kitchen Diner & Utility Room
- Study
- Three Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Driveway & Garage
- Enclosed Rear Garden With Garden Room
- Excellent Transport Links
- Must Be viewed





## GROUND FLOOR

### Hallway

The hall has tiled flooring, carpeted stairs, a radiator, recessed spotlights, and a UPVC door providing access into the accommodation.

### Living Room

10'11" x 15'5" (3.34m x 4.72m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, and carpeted flooring.

### Kitchen Diner

9'11" x 17'8" (3.03m x 5.40m)

The kitchen diner has a range of modern fitted base and wall units with worktops and a breakfast bar, a ceramic sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, integrated dishwasher, space for a dining table, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

### Utility

4'9" x 7'4" (1.47m x 2.25m)

The utility room has a fitted wall unit and worktop, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled splashback, tiled flooring, and a single door providing access to the rear garden.

### W/C

2'10" x 4'9" (0.87m x 1.46m)

This space has a UPVC double glazed obscure window to the side elevation, a low flush W/C, a wall-mounted wash basin with a tiled splashback, a chrome heated towel rail, and tiled flooring.

### Study

7'10" x 11'2" (2.39m x 3.41m)

The study has wood-effect flooring, and access into the garage.

### Garage

8'9" x 8'11" (2.67m x 2.74m)

The garage has lighting, electrics, ample storage, and an electric door opening on to the driveway.

## FIRST FLOOR

### Landing

5'8" x 13'4" (1.74m x 4.07m)

The landing has a UPVC double glazed obscure window to the side elevation, an in-built cupboard, carpeted flooring, access into the partially boarded loft with lighting, and provides access to the first floor accommodation.

### Bedroom One

11'5" x 9'10" (3.49m x 3.01m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, double fitted wardrobes, recessed spotlights, carpeted flooring, and access into the en-suite.

### En-Suite

5'8" x 6'9" (1.73m x 2.08m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall shower head and a handheld shower head, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

### Bedroom Two

9'9" x 12'3" (2.98m x 3.74m)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

9'3" x 10'5" (2.84m x 3.20m)

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

### Bathroom

6'11" x 6'8" (2.13m x 2.05m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, an 'L' shaped panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

## Front

To the front of the property is a gravelled area, courtesy lighting, a driveway, access to the garage, and gated access to the rear garden.

## Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio, a lawn, a gravelled seating area, a fence panelled boundary, and access into the versatile garden room.

## Garden Room

15'5" x 7'3" (4.72m x 2.23m)

The garden room has recessed spotlights, wooden framed windows, and French doors opening out onto the patio.

## 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.

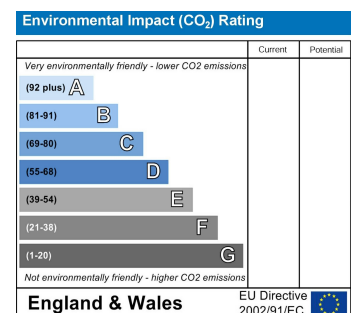
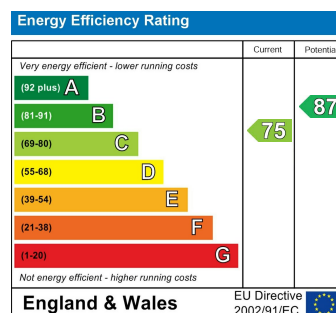
The vendor has advised the following:

Property Tenure is Freehold

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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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