

HoldenCopley

PREPARE TO BE MOVED

Carrfield Avenue, Long Eaton, Derbyshire NG10 2BW

£405,000

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NO UPWARD CHAIN...

Welcome to this three-bedroom detached bungalow, offering plenty of potential and no upward chain. Situated in the popular location of Long Eaton, this property benefits from excellent local amenities, including nearby schools, shops, parks, and convenient commuting links. As you step inside, you'll find a blank canvas ready for your personal touch. The entrance hall provides access to the inviting living room and the dining room, which seamlessly connects to the spacious kitchen diner, perfect for all your culinary needs. Off this area, there is a convenient W/C. The bungalow features two generously sized double bedrooms and a comfortable single bedroom. A four-piece bathroom suite completes the interior layout. Outside, the front of the property boasts an enclosed garden with a block-paved driveway providing off-road parking for multiple cars. There is also access to the garage, a well-maintained lawn, and a variety of plants and shrubs that enhance the kerb appeal. The rear of the property features a private, enclosed garden with a lawn, an array of established plants and shrubs, mature trees, and a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & W/C
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

12'11" x 9'10" (3.94m x 3.02m)

The entrance hall has wooden flooring, a radiator, ceiling coving and a single door providing access into the accommodation.

Living Room

17'7" x 12'7" (5.38m x 3.86m)

The living room has original wooden flooring, two radiators, ceiling, a feature fireplace, a UPVC double-glazed window to the side elevation and a double-glazed bay window to the front elevation.

Dining Room

11'10" x 15'0" (3.63m x 4.59m)

The dining room has laminate wood-effect flooring, a radiator, a decorative mantelpiece, open access to the kitchen diner and a single door providing access to the side of the property.

Kitchen

12'4" x 16'6" (3.78m x 5.03m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & dishwasher, a radiator, partially tiled walls, tiled flooring and two UPVC double-glazed windows to the side elevation.

Hall

6'0" x 12'6" (1.83m x 3.82m)

The hall has tiled flooring, ceiling coving and a single door providing access to the rear garden.

W/C

3'4" x 6'7" (1.02m x 2.01m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

Master Bedroom

14'3" x 11'5" (4.35m x 3.48m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a ceiling rose, recessed spotlights, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

12'5" x 11'5" (3.81m x 3.48m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, two UPVC double-glazed windows to the side and rear elevations.

Bedroom Three

10'10" x 6'6" (3.31m x 1.99m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the side elevation.

Bathroom

7'11" x 7'10" (2.42m x 2.39m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, ceiling coving, tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with access to the block-paved driveway providing off-road parking for multiple cars, access to the garage, a lawn, a variety of plants and plants and shrubs, hedge borders and a brick-wall boundary.

Rear

To the rear of the property is an enclosed private garden with a lawn, a variety of established plants and shrubs, mature trees, a paved patio area, a summer house, a shed, and hedge borders boundary.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 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.

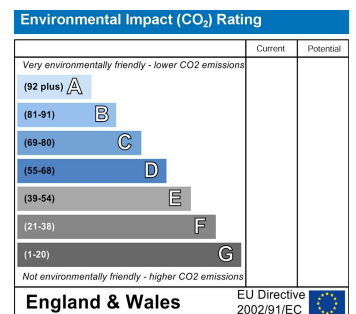
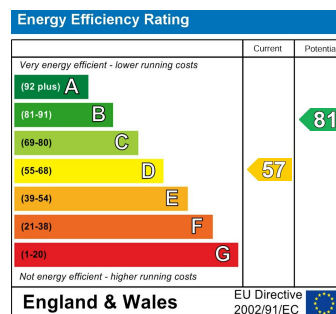
The vendor has advised the following:

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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