

# HoldenCopley

PREPARE TO BE MOVED

Cranfleet Way, Long Eaton, Derbyshire NG10 3RJ

---

£350,000

Cranfleet Way, Long Eaton, Derbyshire NG10 3RJ

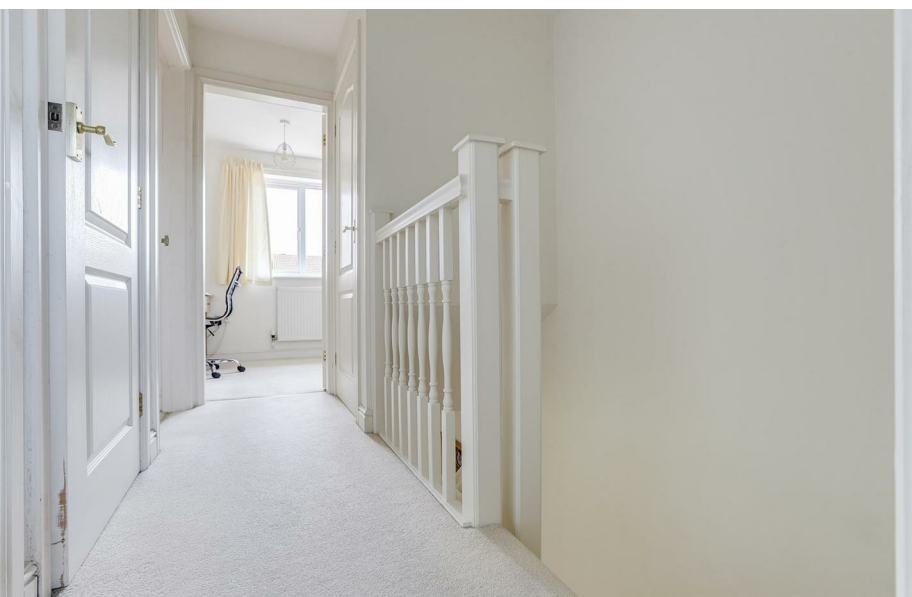


NO UPWARD CHAIN...

We are delighted to present this detached house, situated in a popular and highly sought-after location. This property is perfect for a growing family, offering ample space and convenience. With its proximity to local amenities including shops, schools, and the scenic West Park, this home also benefits from excellent transport links via the M1. Upon entering the property, you are welcomed into a spacious entrance hall providing access to a ground floor W/C. The expansive living/dining room features a charming bay window at the front, a cosy feature fireplace, and sliding patio doors that open to the rear garden, creating a seamless indoor-outdoor flow. The fitted kitchen boasts a practical breakfast bar, perfect for casual dining and family gatherings. The first floor comprises three well-proportioned bedrooms. The main bedroom is complemented by an en-suite bathroom for added privacy and convenience. The remaining two bedrooms are serviced by a modern three-piece bathroom suite. The exterior of the property is equally impressive. The front garden is neatly lawned and includes courtesy lighting. Additionally, there is a secondary lawn area with gated access leading to the rear garden, along with a driveway providing ample parking space and access to the garage. The garage itself offers ample storage, lighting, and a convenient door leading into the kitchen/diner. The enclosed south-west facing rear garden is a highlight of this property, featuring a patio area perfect for outdoor entertaining, well-maintained lawn, and planted borders with a variety of shrubs and bushes. The garden is securely enclosed by a fence and hedge boundary, with gated access for added privacy. With the added benefit of a potential extension to the left side of the house, subject to planning permission,

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Large Living/Dining Room
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Ground Floor W/C
- Driveway & Garage
- Good-Sized Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'0" x 8'9" (max) (4.27m x 2.67m (max))

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a radiator, an under-stairs cupboard, and a solid door providing access into the accommodation.

### W/C

6'7" x 3'10" (max) (2.03m x 1.18m (max))

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

### Living/Dining Room

27'5" x 11'4" (max) (8.36m x 3.47m (max))

The living / dining room has a UPVC double glazed bay window to the front elevation, two radiators, coving to the ceiling, a TV point, a feature fireplace with a decorative surround and a marble hearth, carpeted flooring, and sliding patio doors opening to the rear garden.

### Kitchen/Diner

15'4" x 8'6" (4.69m x 2.60m )

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, extractor fan, space and plumbing for a washing machine, space for an under counter fridge, tiled splashback, vinyl flooring, two UPVC double glazed windows to the side and rear elevation, a UPVC door opening out to the rear garden, and access into the garage.

## FIRST FLOOR

### Landing

9'1" x 6'6" (max) (2.78m x 2.00m (max))

The landing has carpeted flooring, two in-built cupboards, access into the loft, and access to the first floor accommodation.

### Bedroom One

12'6" x 11'1" (max) (3.82m x 3.39m (max))

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

### En-Suite

6'5" x 3'2" (max) (1.98m x 0.98m (max))

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a shaver socket, partially tiled walls, and vinyl flooring.

### Bedroom Two

12'0" x 11'1" (max) (3.67m x 3.38m (max))

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

### Bedroom Three

8'9" x 6'6" (2.69m x 1.99m )

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

### Bathroom

6'5" x 6'4" (max) (1.98m x 1.95m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panellled bath with a wall-mounted shower fixture and shower screen, a radiator, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, courtesy lighting, a further lawn with gates access to the rear garden, and a driveway to the garage.

### Garage

17'4" x 8'3" (5.29m x 2.54m )

The garage has a door providing access into the kitchen/diner, lighting, ample storage, and an up-and-over door opening onto the driveway.

### Rear

To the rear of the property is an enclosed south west facing garden with a patio area, courtesy lighting, a lawn, planted borders with various shrubs and bushes, and a fence and hedge boundary with 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 220Mbps

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.

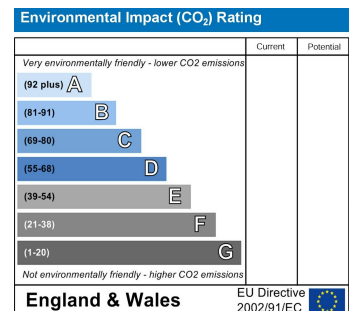
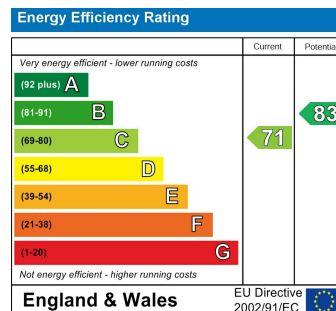
The vendor has advised the following:

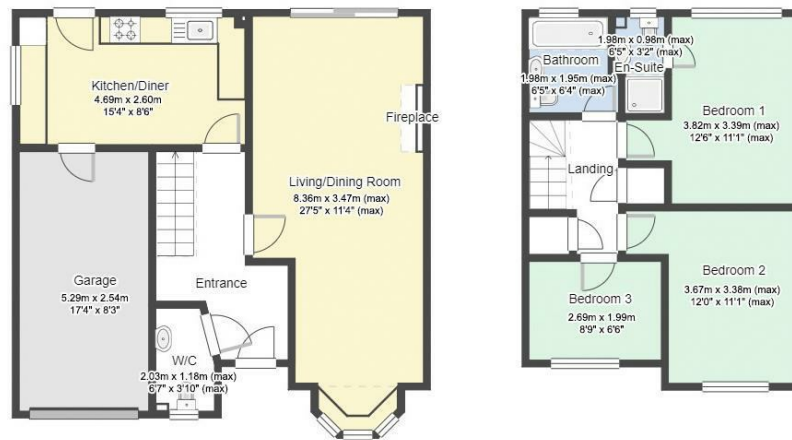
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.  
© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)