

# HoldenCopley

PREPARE TO BE MOVED

Farndale Close, Long Eaton, Derbyshire NG10 3PA

---

**Guide Price £250,000**



Farndale Close, Long Eaton, Derbyshire NG10 3PA





GUIDE PRICE £250,000 - £270,000

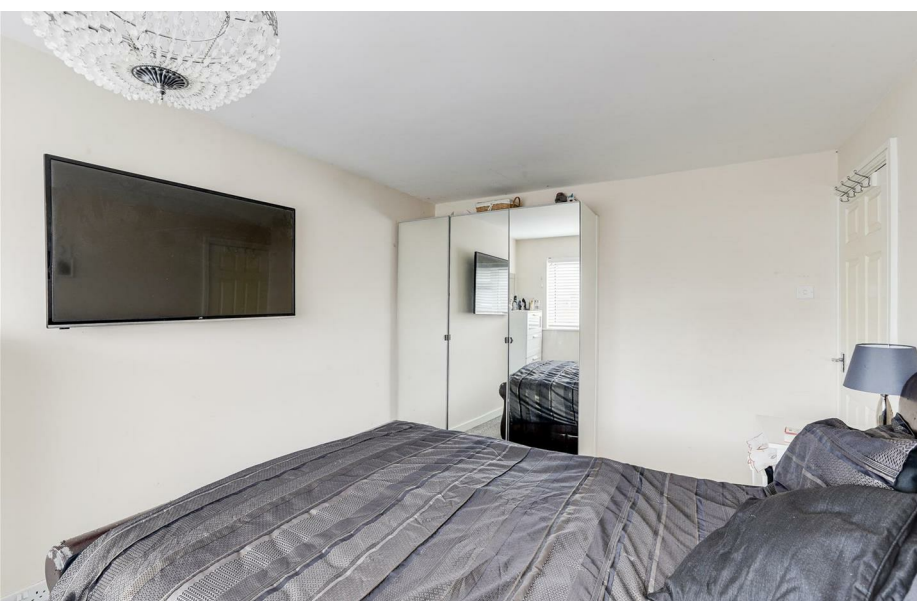
PERFECT FAMILY HOME...

This three-bedroom semi-detached house is an ideal family home, offering a blend of comfort and convenience in a quiet location. Positioned within reach of excellent schools, a variety of local amenities, and regular transport links, it also provides easy access to the M1, making it perfect for commuting. Upon entering, you are welcomed by an entrance hall that leads to a spacious reception room, enhanced by bifold doors that open into the conservatory, creating a seamless flow. The modern fitted kitchen is perfect for all your culinary needs, offering both style and functionality. The upper level comprises two generous double bedrooms and a well-sized single bedroom, all served by a three-piece bathroom suite. Outside, the property features a driveway at the front, offering off-road parking for multiple cars and access to the garage. The rear is a private, enclosed garden, complete with a patio seating area, a lawn, and mature trees that provide an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

5'6" x 5'3" (1.70m x 1.62m )

The porch has carpeted flooring, recessed spotlights and a single composite door providing access into the accommodation.

### Entrance

11'4" x 6'2" (3.46m x 1.89m )

The entrance hall has tiled flooring, carpeted stairs, a radiator, ceiling coving, recessed spotlights and an in-built storage cupboard.

### Living Room

24'1" x 10'3" (max) (7.36m x 3.13m (max))

The living carpeted flooring, a radiator, ceiling coving, recessed spotlights, a UPVC double-glazed window to the front elevation and bifold doors providing access to the conservatory.

### Conservatory

15'8" x 12'4" (4.78m x 3.76m )

The conservatory has laminate flooring, two radiators, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

### Kitchen

10'8" x 7'5" (max) (3.26m x 2.27m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, a gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, tiled flooring and a UPVC double-glazed window to the side.

## FIRST FLOOR

### Landing

7'6" x 6'5" (2.29m x 1.98m )

The landing has carpeted flooring, ceiling coving, recessed spotlights, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

12'11" x 9'8" (3.95m x 2.96m )

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

### Bedroom Two

10'9" x 9'9" (3.28m x 2.98m )

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

### Bedroom Three

10'0" x 6'5" (max) (3.05m x 1.98m (max))

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

### Bathroom

6'4" x 6'1" (1.95m x 1.87m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage and fence panelling.

### Garage

17'8" x 18'5" (5.40m x 5.63m )

The garage has courtesy lighting, ample storage space, a single door to provide access from the rear garden and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, mature trees and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 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 B

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.

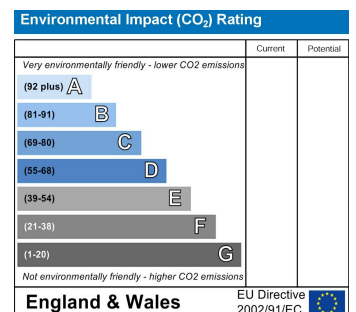
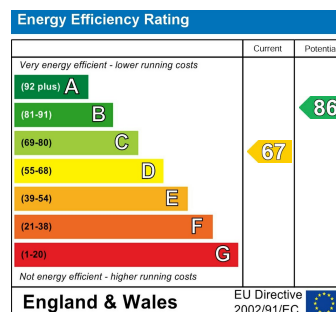
The vendor has advised the following:

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.





# Farndale Close, Long Eaton, Derbyshire NG10 3PA

**HoldenCopley**  
PREPARE TO BE MOVED



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)

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.