

# HoldenCopley

PREPARE TO BE MOVED

Whysall Road, Long Eaton, Derbyshire NG10 3PZ

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£300,000

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## POPULAR LOCATION...

This well-presented three-bedroom semi-detached house is the perfect family home, located in a peaceful cul-de-sac within a popular development on the outskirts of Long Eaton. The property benefits from easy access to local schools, a variety of amenities, and convenient transport links. Inside, the welcoming hallway leads to a spacious living room, offering plenty of space for relaxation. Next is a modern kitchen diner, ideal for family meals and culinary needs, with ample room for dining. Completing the ground floor is a convenient W/C. The upper level features two double bedrooms, both with fitted wardrobes, and a single bedroom. The main bedroom benefits from an en-suite, while the family bathroom serves the remaining bedrooms. Outside, the front of the property boasts a driveway providing off-road parking for two cars, a lawn, and a gravelled area. The rear garden offers a private space with a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway
- Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

9'1" x 9'4" (2.77m x 2.86m)

The entrance hall has wood-effect vinyl flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

### Living Room

10'6" x 18'4" (3.21m x 5.60m)

The living room has carpeted flooring, two radiators, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

### Kitchen Diner

17'0" x 13'8" (5.20m x 4.18m)

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 mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, wood-effect vinyl flooring, two radiators, an in-built storage cupboard, two UPVC double-glazed windows to the front and rear elevation and a single UPVC door with a integrated blind providing access to the rear garden.

### W/C

4'0" x 5'4" (1.22m x 1.63m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, an extractor fan, wood-effect vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and access to the first floor accommodation.

### Master Bedroom

10'9" x 15'0" (3.30m x 4.59m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and two UPVC double-glazed windows to the front elevation.

### En-Suite

5'7" x 7'2" (1.72m x 2.19m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

13'10" x 10'7" (4.23m x 3.24m)

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

### Bedroom Three

7'3" x 7'11" (2.21m x 2.42m)

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

### Bathroom

5'8" x 6'9" (1.75m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, heated towel rail, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for two cars, gated access to the rear garden, a lawn, a gravel area and plants and shrubs.

### Rear

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

## 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, 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 C

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.

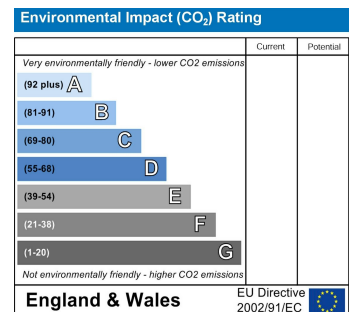
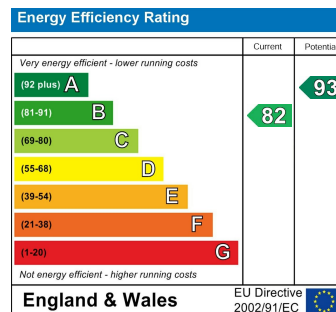
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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