

# HoldenCopley

PREPARE TO BE MOVED

Reedman Road, Long Eaton, Nottinghamshire NG10 3FD

---

**Guide Price £325,000**

Reedman Road, Long Eaton, Nottinghamshire NG10 3FD



GUIDE PRICE £325,000 TO £335,000

BEAUTIFULLY RENOVATED THROUGHOUT...

This impeccably renovated three-bedroom detached home exudes style and sophistication, perfect for anyone seeking a move-in ready home. Situated in a desirable location, it offers easy access to a range of local amenities, including nearby shops, excellent transport links and great schools. As you step inside, the ground floor greets you with a light-filled entrance hall that sets the tone for the rest of the home. Off the hall is a modern W/C and a spacious living room. The heart of the home is the stunning kitchen diner, finished with meticulous attention to detail, featuring high-quality, contemporary appliances, sleek countertops and ample space for both cooking and dining—ideal for family gatherings or entertaining. On the first floor, you'll find three beautifully appointed bedrooms and a contemporary three-piece bathroom suite with modern fixtures and luxury finishes. Additional storage can be found in the loft, easily accessible from this floor. The exterior of the property is equally impressive, with a driveway at the front offering off-street parking. A single wooden gate provides secure access to the rear garden, where you'll find a peaceful outdoor retreat. The garden features a patio area, perfect for alfresco dining and a well-maintained lawn, offering an ideal space for relaxation or entertaining in the warmer months. This home truly offers the best of modern living in a prime location.

NO UPWARD CHAIN...





- Detached House
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'7" x 6'3" (max) (5.06m x 1.92m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights and a single UPVC door providing access into the accommodation.

### W/C

7'3" x 2'8" (2.21m x 0.82m )

This space has a low level flush W/C, a wash basin with fitted storage, wood-effect flooring, a radiator, a recessed spotlight and an extractor fan.

### Living Room

13'5" x 11'6" (max) (4.10m x 3.51m (max))

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

### Kitchen/Diner

22'7" x 17'7" (max) (6.89m x 5.38m (max))

The kitchen has a range of fitted base and wall units with worktops and a matching kitchen island, an integrated oven, an electric hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, two vertical radiators, recessed spotlights, two velux windows, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the side of the property and bi-folding doors providing access out to the garden.

## FIRST FLOOR

### Landing

10'5" x 6'11" (max) (3.20m x 2.11m (max))

The landing has carpeted flooring, a radiator, access to the loft which houses the combi boiler, recessed spotlights, a UPVC double-glazed front elevation and provides access to the first floor accommodation.

### Master Bedroom

11'11" x 11'6" (3.64m x 3.53m )

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

### Bedroom Two

12'10" x 10'10" (3.92m x 3.32m)

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

### Bedroom Three

9'1" x 7'0" (2.78m x 2.14m )

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

### Bathroom

7'3" x 6'2" (max) (2.21m x 1.88m (max))

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway with a fence panelled boundary and a single wooden lockable gate providing access to the side of the property.

### Rear

To the rear of the property is a private enclosed rear garden with a patio, a lawn, an outdoor power socket, external lights and an outdoor tap.

## 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 - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

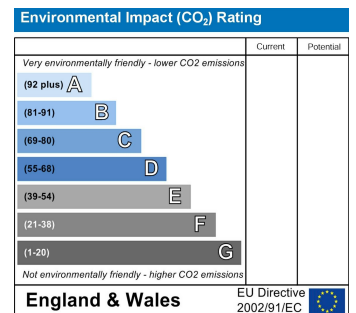
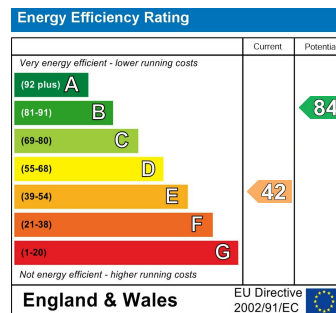
The vendor has advised the following:

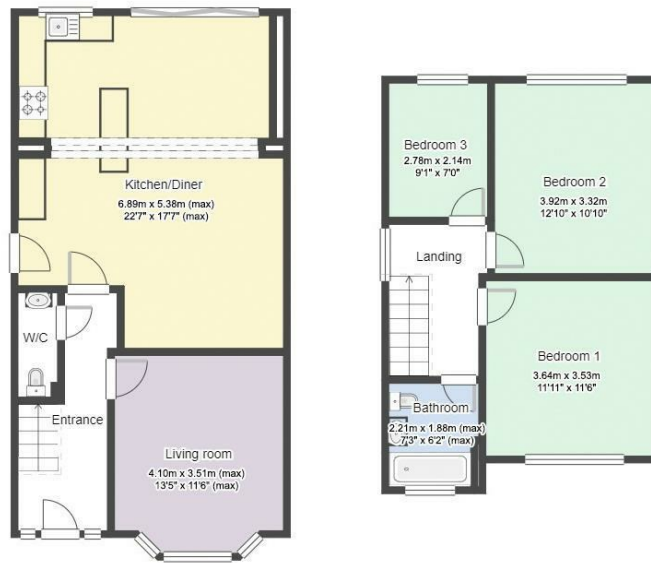
Property Tenure is Freehold

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)