

# HoldenCopley

PREPARE TO BE MOVED

Hooley Close, Long Eaton, Derbyshire NG10 3NU

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£425,000

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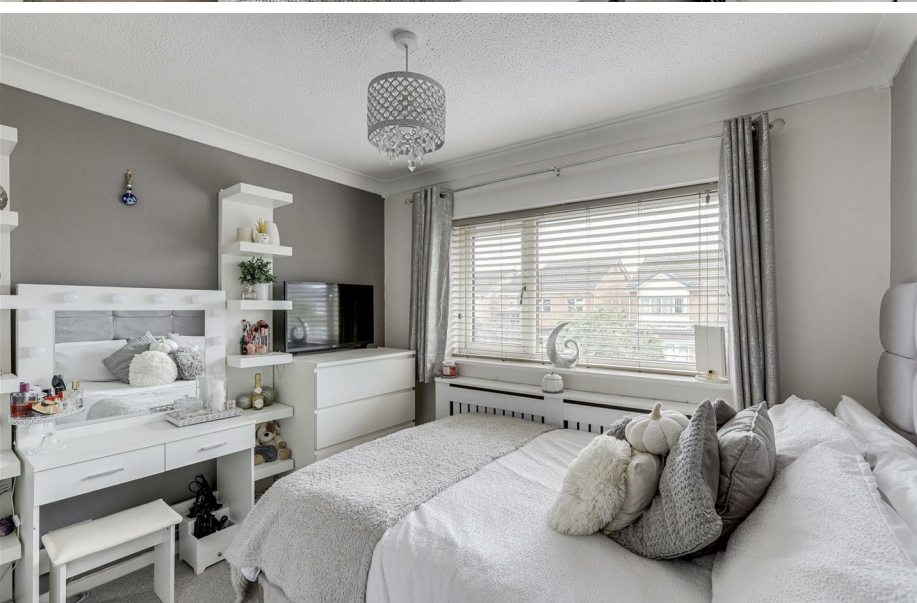
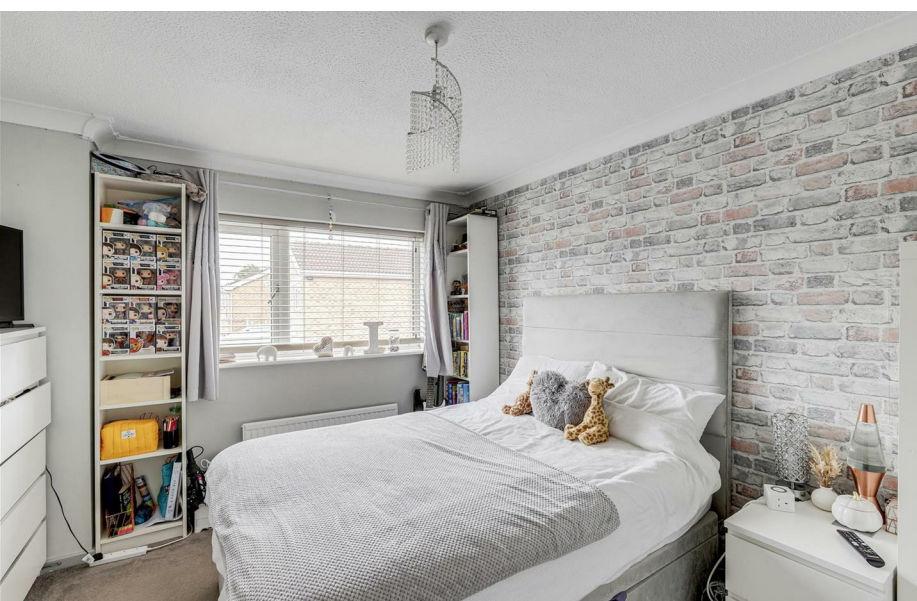


PREPARE TO BE IMPRESSED...

This four bedroom detached house offers a wealth of space throughout whilst being exceptionally well-presented and decorated, making it the perfect purchase for any family buyer looking for their forever home! This property is situated in a quiet, residential location within reach of various amenities including West Park, local conveniences, excellent school catchments and easy commuting links via the M1 together with regular transport links. To the ground floor is a porch and an entrance hall, a modern fitted kitchen with a breakfast bar and a dining area, a large living room and a separate dining room with access into a conservatory. The ground floor is complete with a utility room, a W/C and access into the integral garage. The first floor offers four double bedrooms serviced by two modern bathroom suites and ample storage space along with access to a boarded loft. Outside to the front is a driveway providing ample off-road parking for multiple vehicles and to the rear is a private enclosed landscaped garden with a versatile garden room / home office - perfect for anyone needing to work from home!

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen
- Utility & W/C
- Large Conservatory
- Landscaped Garden
- Versatile Garden Room / Home Office
- Driveway & Garage
- Sought After Location





## GROUND FLOOR

### Porch

8'11" x 5'7" (2.74m x 1.72m)

The porch has quarry tiled flooring, a circular stained glass window, two UPVC double glazed windows and a composite door providing access into the accommodation

### Hallway

5'0" x 4'9" (1.53m x 1.46m)

The inner hall has a wall-mounted security alarm panel, carpeted flooring, an obscure window and a single wooden door with obscure glass inserts via the porch

### Living Room

19'5" x 11'8" (5.92m x 3.58m)

The living room has two UPVC double glazed windows, wood-effect flooring, a radiator, coving to the ceiling, a recessed chimney breast alcove with a decorative surround, a TV point and open access into the dining room.

### Dining Room

11'8" x 8'4" (3.57m x 2.55m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator and double French doors opening into the conservatory.

### Conservatory

12'7" x 10'7" (3.86m x 3.24m)

The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double glazed windows and double sliding patio doors opening out to the rear garden.

### Kitchen Diner

19'5" x 12'7" (5.92m x 3.86m)

The kitchen has a range of fitted gloss base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Neff double oven, a six ring gas hob with an extractor fan and a stainless steel splashback, an integrated fridge freezer, complimentary tiled walls, a vertical radiator, coving to the ceiling, space for a dining table, an additional radiator and a UPVC double glazed square bay window

### Hallway

6'0" x 2'8" (1.83m x 0.83m)

### Utility Room

8'0" x 7'2" (2.44m x 2.19m)

The utility room has lino flooring, a worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted Worcester boiler, fitted wall units, access into the integral garage and a single UPVC door providing side access

### W/C

4'4" x 2'10" (1.33m x 0.88m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring, complimentary tiled splashback, a radiator and an extractor fan

## FIRST FLOOR

### Landing

9'0" x 6'2" (2.76m x 1.88m)

The landing has carpeted flooring, a radiator, coving to the ceiling, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

### Master Bedroom

12'0" x 11'8" (3.67m x 3.57m)

The main bedroom has a UPVC double glazed window, carpeted flooring, coving to the ceiling, a radiator, two fitted sliding door wardrobes and access into the en-suite

### En-Suite

8'8" x 2'11" (2.66m x 0.89m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage cupboards, tiled splashback, an electric shaving point, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, wood-effect flooring, recessed spotlights and a UPVC double glazed obscure window

### Bedroom Two

11'8" x 10'7" (3.58m x 3.24m)

The second bedroom has a UPVC double glazed window, carpeted flooring, coving to the ceiling, a radiator and an in-built wardrobe

### Bedroom Three

10'6" x 7'10" (3.22m x 2.40m)

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

### Bedroom Four

10'6" x 9'5" (3.22m x 2.88m)

The fourth bedroom has a UPVC double glazed window, carpeted flooring and a radiator

### Bathroom

7'2" x 6'6" (2.20m x 2.0m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window

## OUTSIDE

## Front

To the front of the property is a double-width driveway with access into the garage

## Garage

9'6" x 8'6" (2.90m x 2.61m)

The garage has lighting, a wall-mounted consumer unit and an up and over door

## Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, a wooden gazebo with space for a hot-tub, courtesy lighting, a shed, brick boundaries with fence panelling and access into the garden room

## Garden Room

16'9" x 9'10" (5.12m x 3.02m)

This room has wood-effect flooring, LED spotlights on the ceiling, power points, UPVC double glazed windows and double sliding patio doors

## 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 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

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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