

HoldenCopley

PREPARE TO BE MOVED

Dovedale Avenue, Long Eaton, Derbyshire NG10 3HP

Offers Over £285,000

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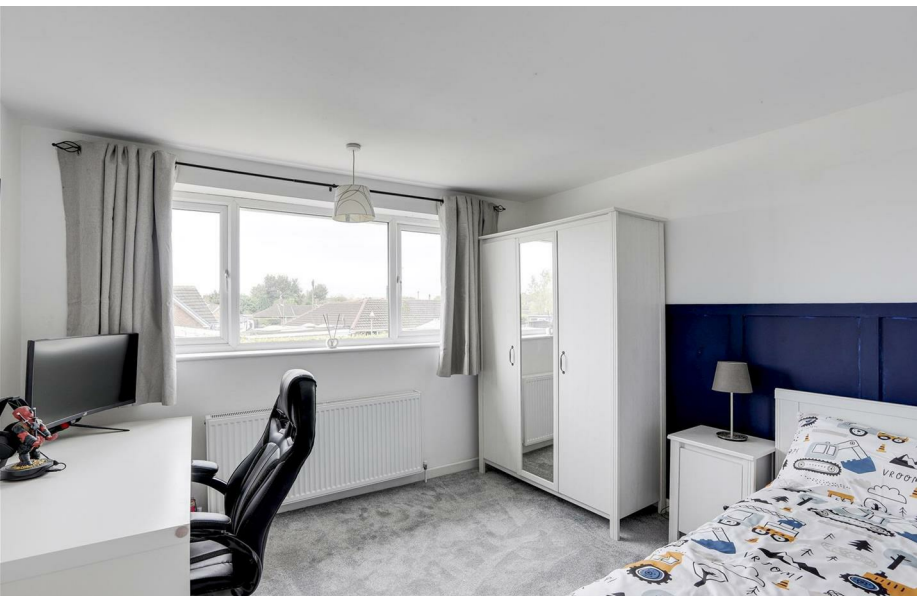


WELL-PRESENTED THROUGHOUT...

Introducing a delightful three-bedroom detached house in Long Eaton, offering a superb location with convenient access to a range of local amenities, excellent transport links, renowned schools, and easy commuting options via the M1. This remarkable property showcases spacious and well-presented accommodation throughout, presenting an ideal family home. Upon entering, you are greeted by a welcoming porch leading to an inviting entrance hall, setting the tone for the tastefully decorated interiors. The ground floor features a charming bay-fronted living room, providing a cosy and relaxing space for both everyday living and entertaining. The heart of the home lies in the modern fitted kitchen diner, a true highlight of the property. This well-appointed space offers ample room for dining and culinary adventures, complete with double French doors that open out to the rear garden. Here, you'll discover a tranquil oasis boasting multiple seating areas, perfect for outdoor gatherings and enjoying the sunshine. The well-tended lawn adds to the overall appeal, providing a lovely green space for recreation and relaxation. Heading upstairs, the first floor accommodates two generously sized double bedrooms alongside a comfortable single bedroom, catering to various lifestyle needs. These bedrooms are serviced by a convenient three-piece bathroom suite, providing functionality and style. The property further benefits from a front driveway, ensuring hassle-free off-road parking for multiple cars. This feature adds convenience and peace of mind for residents and their visitors.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Stylish Open Plan Kitchen & Dining Area
- Three-Piece Bathroom Suite
- Storage Cupboards
- Ample Off-Road Parking
- Single Garage
- Well-Maintained Garden
- Popular Location





GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, obscure windows and a single wooden door with a glass insert to the front elevation

Living Room

11'2" x 12'0" (into bay) (3.41m x 3.67m (into bay))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a TV point, a feature fireplace with a decorative surround and double doors into the kitchen diner

Kitchen / Diner

18'4" x 12'3" (5.6m x 3.74m)

The kitchen has a range of fitted gloss base and wall units with a wrap-around worktop and breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, space and plumbing for a washing machine, an integrated oven with an electric hob, angled extractor and splashback, open plan to a dining area, space for an American-style fridge freezer, wood-effect flooring, recessed spotlights, an in-built pantry cupboard, a radiator, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built double-door cupboard, access to the loft and provides access to the first floor accommodation

Bedroom One

10'11" x 11'6" (into bay) (3.35m x 3.51m (into bay))

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

Bedroom Two

11'1" x 11'8" (3.38m x 3.56m)

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

Bedroom Three

7'5" x 7'6" (2.27m x 2.31m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and an in-built wardrobe

Bathroom

7'4" x 5'5" (2.24m x 1.67m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a 'P' shaped bath with an overhead rainfall shower, a handheld shower head and a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights 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, courtesy lighting and access to the single garage towards the rear

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of decorative plants and shrubs, an outdoor tap, courtesy lighting, a decked seating area, fence panelling and access into the garage

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.

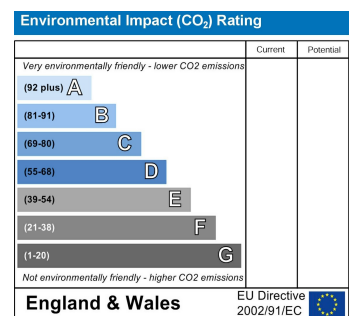
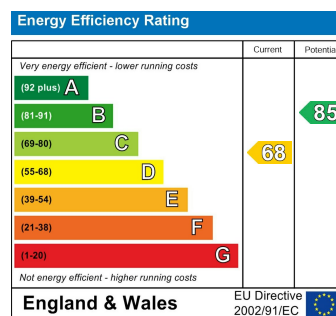
The vendor has advised the following:

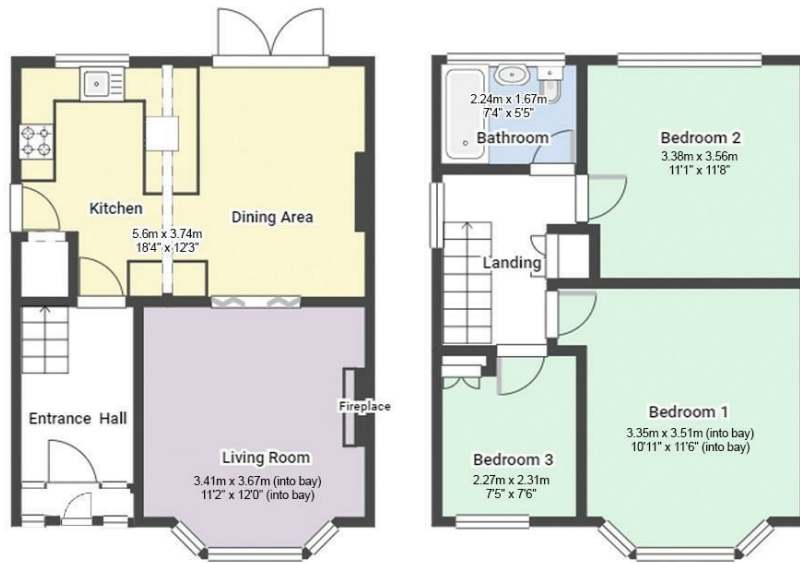
Property Tenure is Freehold

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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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