

# HoldenCopley

PREPARE TO BE MOVED

Oakland Avenue, Long Eaton, Nottinghamshire NG10 3JL

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Guide Price £280,000



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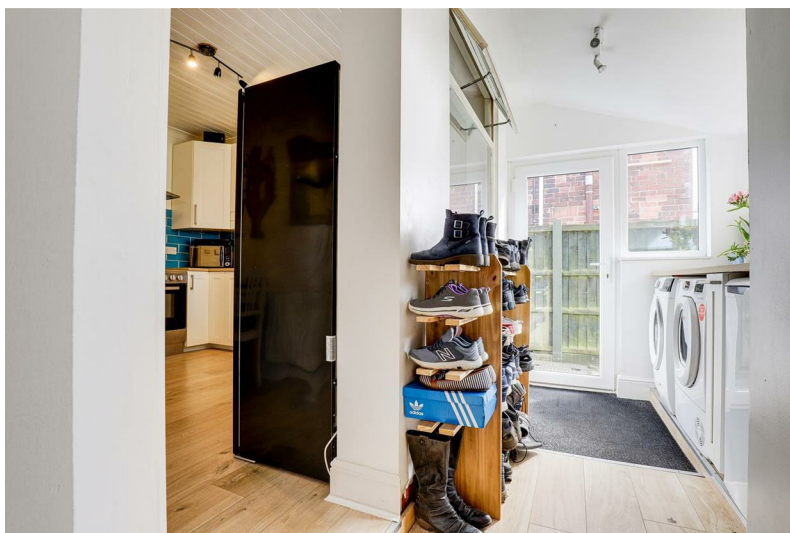


GUIDE PRICE: £280,000 - £300,000

## DETACHED BUNGALOW...

This deceptively spacious three-bedroom detached bungalow is well presented throughout, making it an ideal home for anyone looking to move straight in. Situated in a popular location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The accommodation comprises an entrance hall leading to three well-proportioned bedrooms and a three-piece bathroom suite, which features a walk-in shower and a solar-powered, rain-sensing remote-controlled Velux window. The modern fitted kitchen is equipped with a large freestanding electric cooker and provides ample space for cooking and dining. A separate utility room and a convenient W/C add to the home's practicality. The spacious reception room offers a bright and airy living space with double French doors opening out to the rear garden. Externally, the property continues to impress. The front boasts a red tarmac driveway, providing ample off-road parking. To the rear, the private west-facing garden is thoughtfully designed for both relaxation and functionality, featuring a patio area, a well-maintained lawn, a greenhouse, two sheds, and a bespoke wooden-built seating area with a pergola—perfect for outdoor dining and entertaining. With its comfortable living space, modern features, and well-presented interiors, this bungalow is a great opportunity for buyers looking for a move-in-ready home in a prime location.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Modern Fitted Kitchen & Utility Room
- Spacious Reception Room
- Three Piece Bathroom Suite & Separate W/C
- Off-Road Parking
- Private Landscaped Rear Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

2\*10" c 10\*9" (0.88m c 3.29m)

The entrance hall has wooden floorboards, a radiator, access into the boarded loft via a drop-down ladder and a single composite door providing access into the accommodation.

Master Bedroom

12\*11" x 11\*11" (3.96m x 3.64m)

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

Bedroom Two

11\*9" x 11\*10" (3.60m x 3.61m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and coving to the ceiling.

Bedroom Three

11\*5" x 9\*3" (3.48m x 2.84m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and coving to the ceiling.

Bathroom

7\*5" x 7\*5" (2.27m x 2.28m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with an electric shower, tiled flooring and walls, a radiator and a solar powered, rain sensing remote controlled velux window to the ceiling.

Kitchen

11\*5" x 10\*9" (3.48m x 3.28m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a built-in wine rack, a freestanding electric cooker with an extractor hood, a sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, laminate flooring, a radiator, partially tiled walls, coving to the ceiling and an internal window.

Utility Room

12\*7" x 5\*8" (3.84m x 1.73m)

The utility room has fitted shaker style base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, space for an under the counter fridge, laminate flooring, an entrance matt, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing side access.

W/C

7\*10" x 3\*1" (2.41m x 0.96m)

This space has a low level flush W/C, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Living Room

12\*11" x 15\*9" (3.94m x 4.81m)

The living room has UPVC double-glazed windows to the side and rear elevations, laminate flooring, a TV point, a decorative surround with a slate hearth, wall-mounted light fixtures, coving to the ceiling and UPVC double French doors providing access out to the garden.

OUTSIDE

Front

To the front is a red tarmac driveway.

Rear

To the rear is a private west-facing garden with a fence panelled boundary, a patio, a greenhouse, two sheds, a lawn and a bespoke wooden built seating area with a pergola.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G 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.

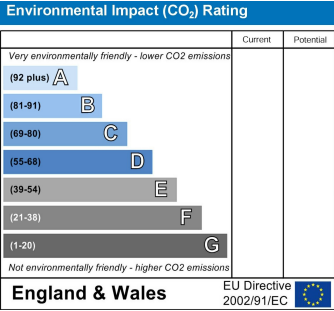
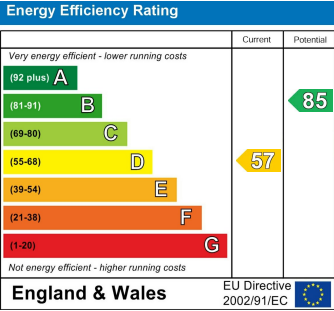
The vendor has advised the following:

Property Tenure is Freehold

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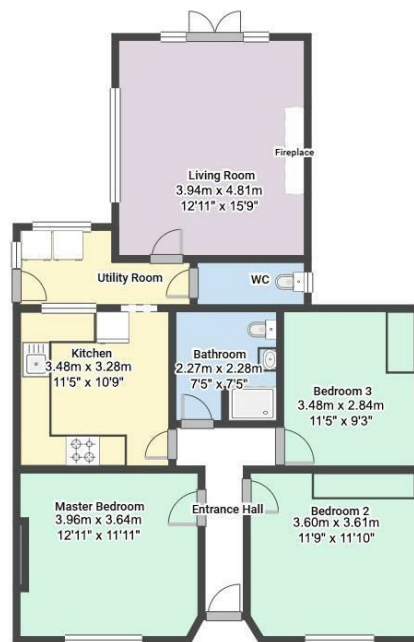
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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