

HoldenCopley

PREPARE TO BE MOVED

Recreation Street, Long Eaton, Nottinghamshire NG10 2DW

Guide Price £350,000 - £375,000

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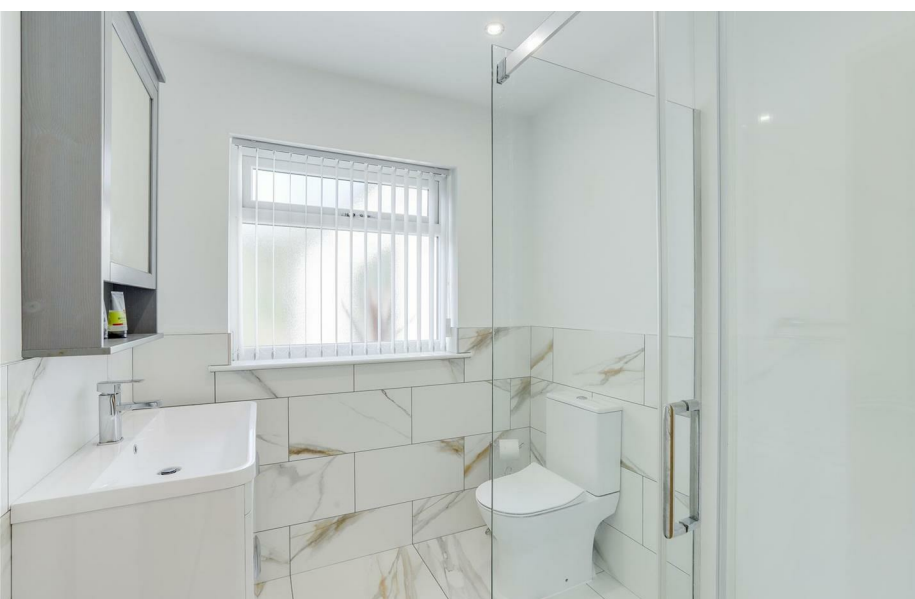
GUIDE PRICE £350,000 - £375,000

DETACHED BUNGALOW...

This beautifully refurbished four-bedroom detached bungalow offers spacious and modern living, all on one level, making it an ideal home for those looking for a property that is ready to move straight into. Situated in a highly convenient location with excellent transport links and close proximity to local amenities, this home provides both comfort and practicality in equal measure. Upon entering the property, the welcoming entrance hall leads to all principal rooms and also provides access to a large boarded loft, offering valuable additional storage space. The heart of the home is the impressive living room, which is filled with natural light and features bi-folding doors that open seamlessly onto the rear garden. This space is further enhanced by air conditioning, ensuring comfort all year round, and an open-plan design that flows effortlessly into the dining room, creating a bright and sociable area for entertaining. The modern fitted kitchen is stylishly designed and provides access to the rear garden. The main bedroom is a true retreat, benefitting from a walk-in closet and a private en-suite bathroom. The further three bedrooms are all well-proportioned and are served by a contemporary three-piece shower room, providing ample space for family members or guests. Externally, the property boasts a block-paved driveway to the front, providing off-road parking for multiple vehicles, with double-gated access leading to the rear of the property. The beautifully maintained, south-facing rear garden is fully enclosed and features a stunning Brazilian slate patio, recessed spotlights, an outside tap, and an external electric socket, making it a perfect space for outdoor dining and relaxation. Additional parking is available to the rear, along with access to the garage, which also includes a useful utility area.

MUST BE VIEWED





- Detached Bungalow
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Driveway For A Number Of Vehicles To The Front & Rear
- Enclosed South Facing Low-Maintenance Rear Garden
- Must Be Viewed





ACCOMMODATION

Entrance Hall

16'8" x 6'1" (max) (5.10m x 1.86m (max))

The entrance hall has solid oks flooring, a radiator, recessed spotlights, access into the large boarded loft with lighting via a pull down ladder, and a composite door providing access into the accommodation.

Living Room

15'8" x 13'2" (4.80m x 4.02m)

The living room has two skylight, carpeted flooring, a radiator, recessed spotlights, a TV point, an air conditioning unit, bi-folding doors opening to the rear garden, and access into the dining room.

Dining Room

11'7" x 10'10" (3.54m x 3.31m)

The dining room has a radiator, recessed spotlights, and carpeted flooring.

Kitchen

14'1" x 7'4" (4.31m x 2.26m)

The kitchen has a range of fitted base and wall units with worktops, a solid oak breakfast bar, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, recessed spotlights, a tiled splash back, ceramic tiled flooring, UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the rear garden.

Bedroom One

13'2" x 9'6" (4.03m x 2.91m)

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, recessed spotlights, carpeted flooring, and access into the walk-in closet and en-suite.

En-Suite

8'0" x 5'6" (2.44m x 1.70m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a "P" shaped panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

Walk-In-Closet

5'6" x 4'8" (1.70m x 1.44m)

The walk-in closet has a singular recessed spotlight, a radiator, and carpeted flooring.

Bedroom Two

11'10" x 11'6" (3.63m x 3.53m)

The second bedroom has a UPVC double glazed window to the front and side elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Three

9'10" x 9'6" (3.02m x 2.90m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Four

11'6" x 6'11" (3.53m x 2.13m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, recessed spotlights, and carpeted flooring.

Shower Room

7'5" x 6'4" (2.27m x 1.95m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall shower fixture, a radiator, recessed spotlights, partially ceramic tiled walls, and ceramic tiled flooring.

Front

To the front of the property is a block paved driveway for a number of vehicle, and double gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing garden with an outside tap, an outside electric socket, Brazilian slate patio, recessed spotlights, a fence panelled boundary, and access into the garage.

Garage

16'1" x 14'3" (4.91m x 4.36m)

The garage has a window to the side elevation, a door opening to the rear garden, a worktop, space and plumbing for a washing machine. space for a tumble dryer, space for a chest freezer, lighting, electrics, ample storage, and an up-and-over door opening out to the driveway.

OUTSIDE

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

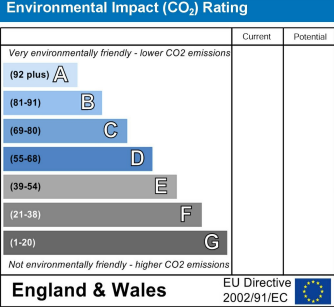
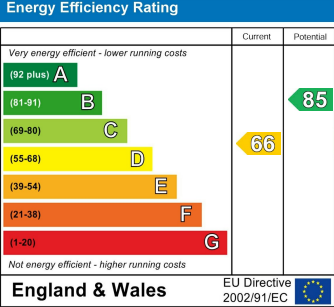
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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