

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Road, Long Eaton, Derbyshire NG10 2DY

£260,000

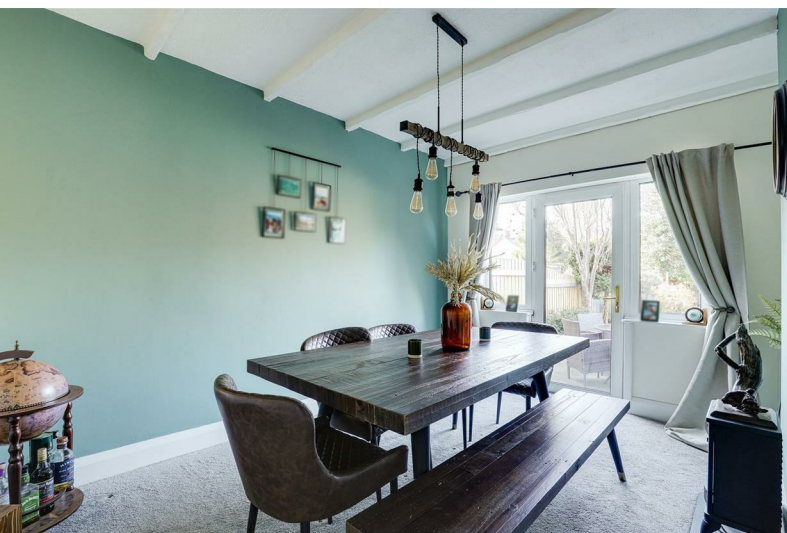
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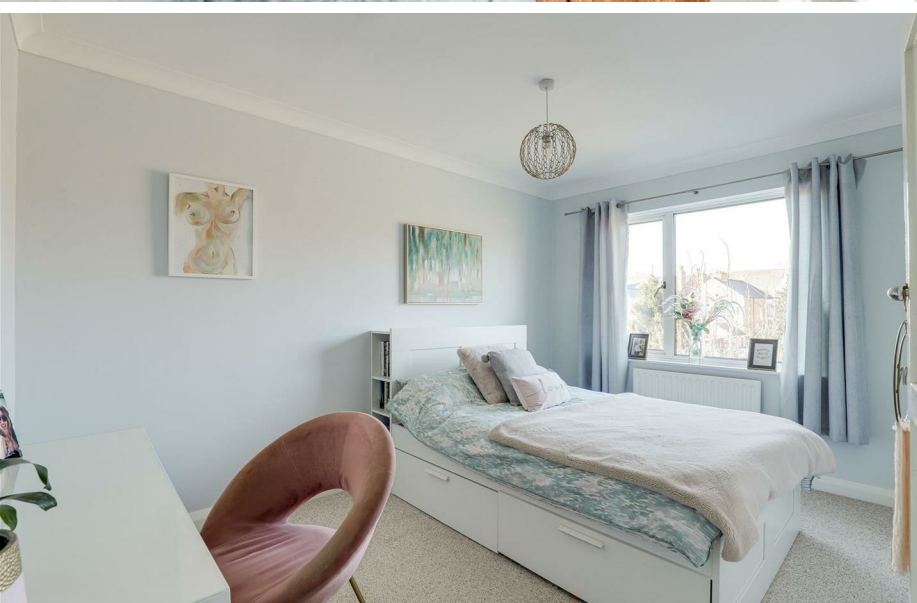


WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is an ideal home for first-time buyers, offering a move-in ready opportunity in a popular location. Positioned close to Attenborough Nature Reserve, the property also benefits from convenient access to local amenities, schools, and excellent transport links. The ground floor welcomes you with an entrance hall, leading to a bright living room featuring a large bay window that floods the space with natural light. There is a separate dining room, ideal for family meals and entertaining, alongside a modern kitchen complete with a breakfast bar, catering to all your culinary needs. Upstairs, the home offers two generous double bedrooms, a comfortable single bedroom, and a stylish four-piece bathroom suite. To the front, the property benefits from a driveway providing off-road parking. The south-facing rear garden is a standout feature, boasting a patio seating area and a well-maintained lawn, bordered by a variety of established plants and shrubs, offering a private and peaceful outdoor retreat.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen With A Breakfast Bar
- Stylish Four-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 15'2" (1.82m x 4.64m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

11'6" x 12'9" (3.51m x 3.90m)

The living room has carpeted flooring, a radiator, a dado rail, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

13'4" x 10'5" (4.08m x 3.19m)

The dining room has carpeted flooring, a radiator, exposed ceiling beams, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

Kitchen

13'11" x 6'11" (4.26m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan, a dishwasher and fridge freezer and washing machine, partially tiled walls, recessed spotlights, tiled flooring, a column radiator, two UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

6'11" x 8'3" (2.11m x 2.54m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

12'10" x 9'8" (3.93m x 2.95m)

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

Bedroom Two

10'6" x 13'1" (3.21m x 3.99m)

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

Bedroom Three

6'6" x 8'4" (1.99m x 2.56m)

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

Bathroom

8'9" x 8'0" (2.68m x 2.45m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a corner panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, a column radiator, tiled walls, recessed spotlights, an extractor fan, vinyl flooring 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, gated access to the rear garden a range of shrubs and a picket fence boundary.

Rear

To the rear of the property is an enclosed south-facing garden with a concrete patio area, a lawn bordered by a variety of established plants and shrubs, a shed and fence panelling boundaries.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & Some coverage of 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

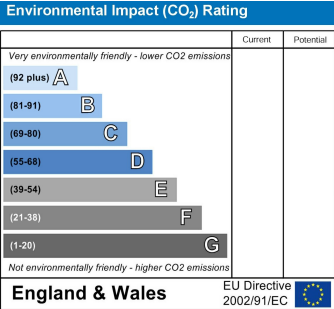
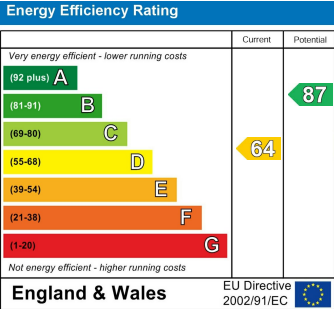
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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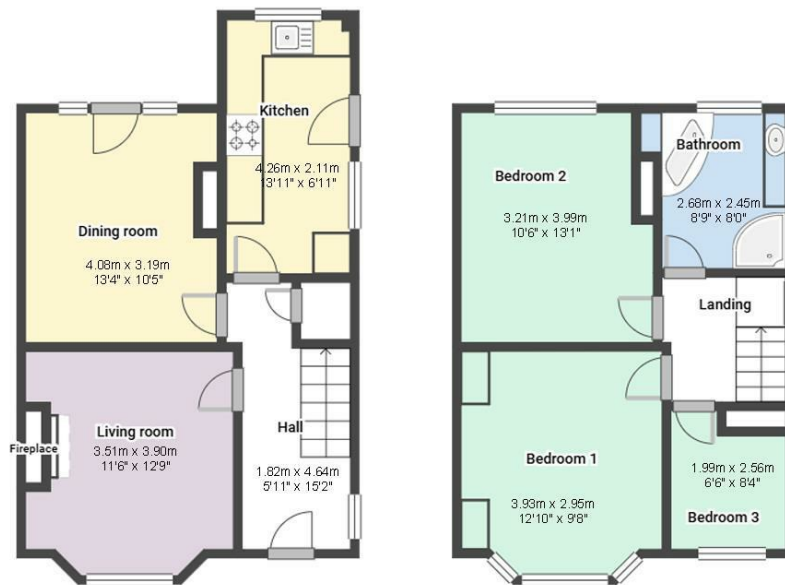
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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