

# HoldenCopley

PREPARE TO BE MOVED

Florin Gardens, Long Eaton, Derbyshire NG10 3QR

---

Guide Price £375,000 - £400,000



Florin Gardens, Long Eaton, Derbyshire NG10 3QR





GUIDE PRICE £375,000 - £400,000

## DETACHED HOUSE...

Tucked away in a peaceful cul-de-sac, this well-presented detached family home offers both comfort and convenience in a desirable residential setting. Ideally positioned for excellent transport links via the nearby M1 and within close proximity to a range of local amenities, the property also benefits from energy-efficient solar panels. Upon entering the home, you are welcomed by a spacious entrance hall that sets the tone for the well-maintained interiors. The living room is situated at the front of the property and features a large square bay window that floods the room with natural light, complemented by a stylish feature fireplace. Flowing from the living room is the dining area, sliding patio doors open into the conservatory with double French doors that lead directly out to the rear garden. The fitted kitchen is practical and well-equipped, and leads through to a useful utility room and a ground floor W/C. Upstairs, the first floor hosts four well-proportioned bedrooms, each offering a comfortable and private retreat. The master bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom suite. Outside, the front of the property features attractive barked borders and a driveway that provides off-street parking and leads to the integral garage. There is also gated access to the rear garden. The rear garden is fully enclosed and features a paved patio area ideal for outdoor dining, a lawn, gravelled and planted sections with a range of mature shrubs, bushes, and trees, and a useful garden shed for storage. Additional features include an outdoor electrical point, courtesy lighting, and a combination of fence panels and hedging that provide privacy and a sense of seclusion.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12'4" max x 4'7" (3.77m max x 1.42m)  
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double glazed obscure window to the front elevation, and a composite door providing access into the accommodation.

Living Room

16'0" into bay x 11'7" (4.89m into bay x 3.54m)  
The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, carpeted flooring, and open access into the dining room.

Dining Room

9'3" x 8'10" (2.84m x 2.71m)  
The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio doors opening to the conservatory.

Conservatory

12'9" x 10'8" (3.89m x 3.26m)  
The conservatory has wood-effect flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

Kitchen

9'10" x 9'1" (3.01m x 2.78m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a ceramic hob and extractor fan, a radiator, recessed spotlights, tiled splash back, wood0effect flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

6'7" x 4'8" (2.03m x 1.43m)  
The utility room has a base unit with a worktop, a wall-mounted boiler, space and plumbing for a washing machine, a radiator, a fitted cupboard, tiled splash back, wood-effect flooring, and a UPVC door opening to the rear garden.

W/C

4'8" x 2'9" (1.43m x 0.84m)  
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, and wood-effect flooring.

FIRST FLOOR

Landing

13'6" x 6'0" (4.12m x 1.85m)  
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

13'1" max x 9'8" (4.00m max x 2.97m)  
The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes with sliding doors, coving to the ceiling, wood-effect flooring, and access into the en-suite.

En-Suite

6'11" max x 5'5" (2.13m max x 1.66m)  
The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, coving to the ceiling recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

10'4" x 9'1" (3.17m x 2.79m)  
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Three

10'0" max x 10'0" (3.05m max x 3.05m)  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Four

8'5" x 6'11" (2.59m x 2.13m)  
The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bathroom

6'10" x 6'5" (2.10m x 1.98m)  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a "P" shaped panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, a shaver socket, recessed spotlights, coving to the ceiling, floor-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is barked borders, a driveway with access to the garage, and gated access to the rear garden.

Garage

The garage has ample space, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with an outside electrical point, courtesy lighting, a patio, gravelled planted areas with various plants, shrubs bushes and trees, a shed, a lawn, a fence panelled and hedged boundary, and gated access.

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 E  
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.

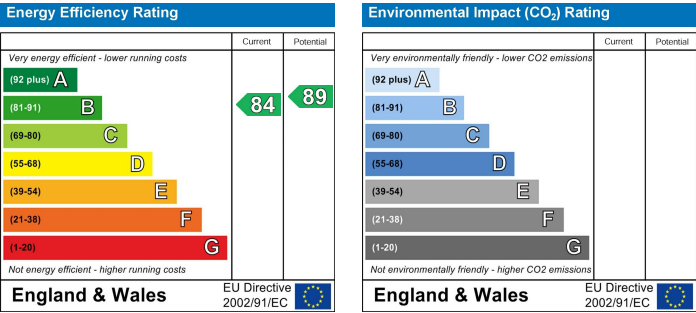
The vendor has advised the following:  
Property Tenure is Freehold

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.

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.





# Florin Gardens, Long Eaton, Derbyshire NG10 3QR

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8963 699**

**30 Market Place, Long Eaton, NG10 1LT**

**longeatonoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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.