

HoldenCopley

PREPARE TO BE MOVED

Turner Road, Long Eaton, Nottinghamshire NG10 3GP

Guide Price £260,000 - £280,000

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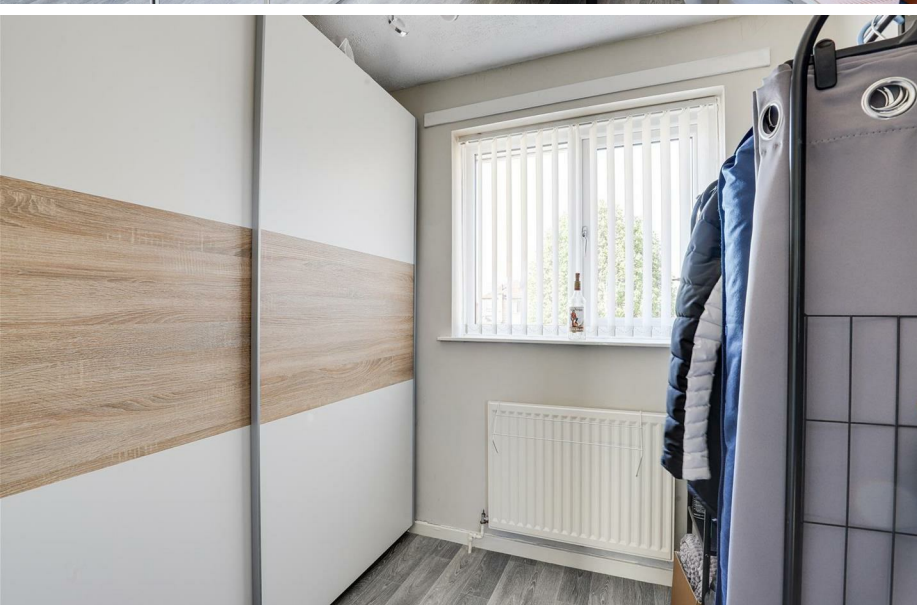
GUIDE PRICE £260,000 - £280,000

SEMI-DETACHED HOUSE ON GENEROUS PLOT...

Situated on a generous plot in a popular and well-connected location, this well-presented three-bedroom semi-detached home offers the perfect blend of comfort, space, and potential. With plenty of room to extend, it presents a fantastic opportunity for buyers looking to grow into their home over time. Conveniently located close to a wide range of local amenities, including shops, excellent transport links, and great schools, this property is perfectly suited to families, or anyone seeking a home with room to evolve. The ground floor comprises an entrance hall, a spacious reception room, and a Shaker-style fitted kitchen. Upstairs, there are three well-proportioned bedrooms, a three-piece shower room, and access to a boarded loft offering additional storage or conversion potential. Outside, the property features a front driveway and an additional gated side driveway providing ample off-street parking. The rear garden offers a peaceful retreat with a well-maintained lawn, a detached garage, a decked seating area perfect for entertaining, a practical shed, and a wooden outbuilding. This property is a must-see for buyers seeking a home with space to enjoy both indoors and out.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Shower Room
- Off-Road Parking & Garage
- Generous Plot With Side & Rear Garden
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'7" x 5'11" (4.45m x 1.82m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single UPVC door providing access into the accommodation.

Lounge/Dining Room

24'2" max x 10'11" (7.39m max x 3.34m)

The lounge/dining room has a UPVC double-glazed window with fitted shutters to the front elevation, wood-effect flooring, two radiators, coving and sliding patio doors providing access out to the garden.

Kitchen

9'2" x 7'10" (2.81m x 2.41m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, an electric hob, a sink with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, wood-effect flooring, partially tiled walls, a built-in cupboard, a wall-mounted electric fan heater, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

FIRST FLOOR

Landing

8'3" max x 7'10" (2.53m max x 2.40m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'1" max x 10'10" (4.00m max x 3.1m)

The main bedroom has a UPVC double-glazed window with fitted shutters to the front elevation, wood-effect flooring and a radiator.

Bedroom Two

10'9" x 8'11" (3.29m x 2.72m)

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

Bedroom Three

9'11" x 7'10" (3.03m x 2.40m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Shower Room

8'6" x 5'11" (2.61m x 1.81m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a radiator, partially tiled walls, a built-in cupboard, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside there is a driveway to the front and a single gate providing rear access, a further driveway to the side access by double wooden gates, a lawn, a detached garage, a decked seating area, a shed and a wooden outbuilding.

Garage

18'1" x 7'10" (5.53m x 2.40m)

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

Very 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 B

This information was obtained through the directgov website.

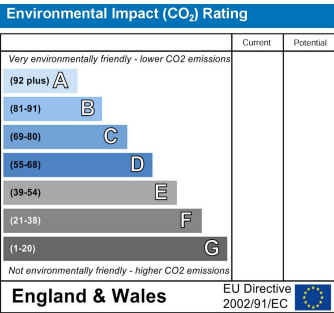
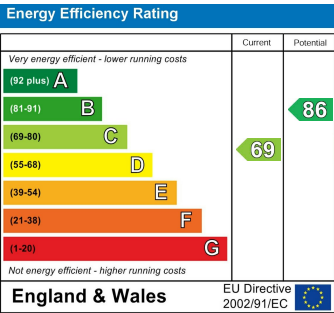
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The vendor has advised the following:
Property Tenure is Freehold

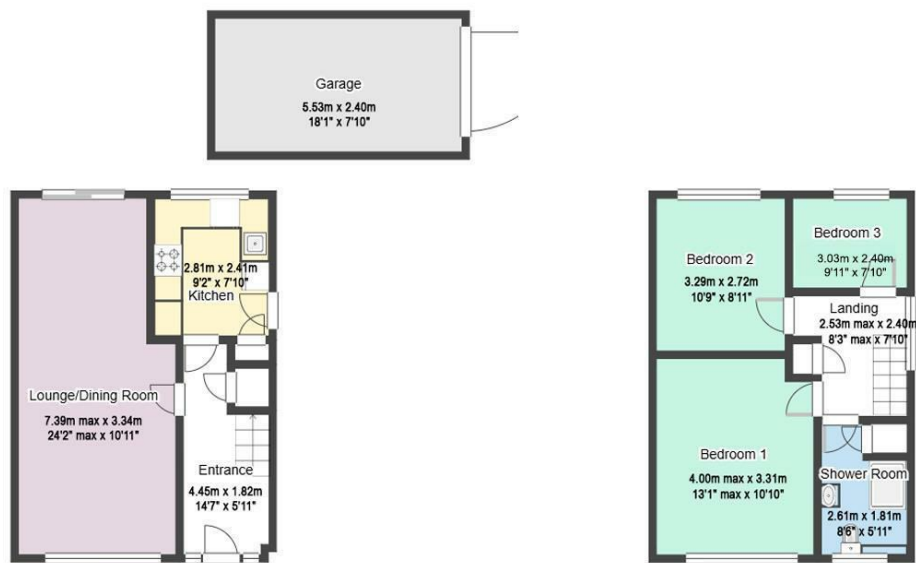
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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