

# HoldenCopley

PREPARE TO BE MOVED

Reedman Road, Long Eaton, Nottinghamshire NG10 3FE

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**£350,000**



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## DETACHED HOUSE WITH SOUTH-FACING GARDEN...

This well presented three-bedroom detached home offers light and spacious accommodation. Well maintained, it is the ideal choice for anyone looking to move straight in without the need for renovation. This house is located on a quiet, sought-after road and benefits from a private, south facing garden. The property is in close proximity to a range of local amenities including shops, excellent transport links and well-regarded schools. Internally, the ground floor features an entrance hall, a bay-fronted living room with a feature fireplace, a separate dining room also boasting a feature fireplace, which flows seamlessly into a bright and airy sunroom. The modern fitted kitchen is equipped with integrated appliances and enjoys direct access to the garden through French doors. Upstairs, there are three well-proportioned bedrooms, a contemporary two-piece shower room, a separate W/C, and access to a fully boarded loft, which includes a desk space, electric points, and lighting. Outside, the property boasts a driveway to the front and a south-facing private rear garden complete with a paved patio area, a lawn, mature shrubs and trees, and a shed fitted with shelving, electric points, and lighting. Recent updates include brickwork repointing and waterproof treatment, installation of new windows and doors, new window lintels, a new soil pipe, cleared gutters, as well as the addition of both a water meter and smart meter – offering peace of mind and energy efficiency for the future homeowner.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Bay Fronted Living Room With Feature Fireplace
- Dining Room With Feature Fireplace & Sunroom
- Shower Room & Separate W/C
- Off-Road Parking
- Private South-Facing Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'9" x 6'11" (4.81m x 2.11m)

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.

Living Room

13'5" x 13'0" (4.09 x 3.98m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a TV point, coving and a ceiling rose.

Dining Room

12'0" x 11'10" (3.66m x 3.63m)

The dining room has wood-effect flooring, a radiator, a feature fireplace with a decorative surround, a plate rail and open access into the sunroom.

Sunroom

9'10" x 11'9" (3.00m x 3.59m)

The sunroom has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring and a radiator.

Kitchen

7'11" x 15'9" (2.42m x 4.82m)

The kitchen has a range of fitted base and wall units with worktops, an integrated dishwasher, electric oven, grill, microwave, hob with an extractor hood, a stainless steel sink and a half with draining grooves, space and plumbing for a washing machine, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

15'0" x 7'1" (4.58m x 2.17m)

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

Master Bedroom

12'0" x 13'1" (3.66m x 4.01m)

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

Bedroom Two

11'11" x 10'0" (3.65m x 3.06m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving and fitted floor to ceiling mirrored wardrobes.

Bedroom Three

7'11" x 12'0" (2.42m x 3.68m)

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

W/C

4'11" x 2'10" (1.52m x 0.88m)

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

Shower Room

7'9" x 6'9" (2.38m x 2.06m)

The shower room has a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway, mature trees and a single wooden gate providing rear access,

Rear

To the rear is a private south-facing garden with a paved patio, a lawn, mature shrubs and trees and a shed.

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.

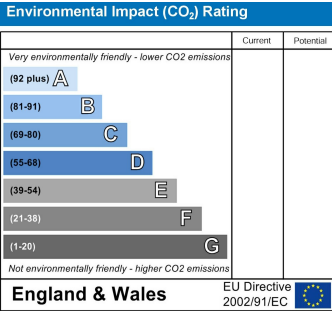
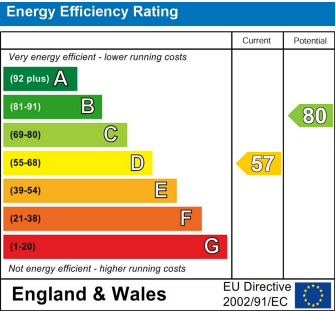
The vendor has advised the following:

Property Tenure is Freehold

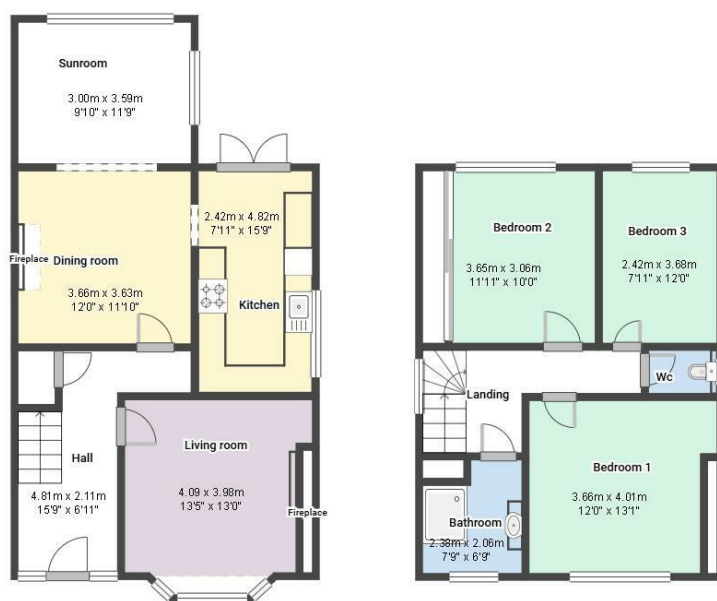
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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