

HoldenCopley

PREPARE TO BE MOVED

Turner Road, Long Eaton, Derbyshire NG10 3GP

Offers Over £295,000

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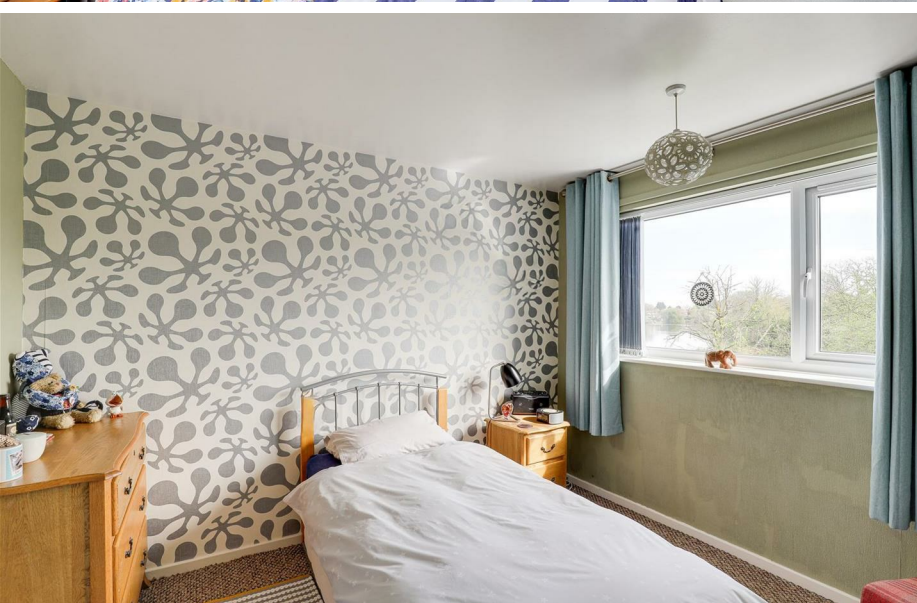


SOUGHT-AFTER LOCATION...

Tucked away on a quiet cul-de-sac, this well-presented three-bedroom semi-detached house offers a peaceful lifestyle while remaining conveniently close to local amenities. Shops, excellent transport links, and highly regarded school catchments are all within easy reach. A standout feature of this home is its beautiful rear aspect, offering tranquil views over a nearby lake. The ground floor begins with an entrance hall leading into a spacious reception room, complete with a dining area, perfect for everyday living and entertaining. From here, you can step into the conservatory, a relaxing spot to enjoy the views throughout the year. The modern kitchen is well-equipped to meet all your culinary needs. Upstairs, the property offers two double bedrooms, a single bedroom, and a stylish family bathroom. Externally, the home benefits from a driveway at the front providing off-road parking. The enclosed rear garden is a true highlight, featuring a patio seating area overlooking the lake, a well-kept lawn bordered by established plants, shrubs, and trees, and a summer house, creating an ideal space to enjoying the outdoors. A hot tub adds a luxurious touch, offering a perfect place to unwind.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- Driveway
- Rear Garden With Lakeside Views
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

The entrance hall has wood flooring, carpeted stairs, a radiator, a dado rail and a single composite door providing access into the accommodation.

Lounge/Dining Room

24'1" max x 10'10" (7.35m max x 3.31m)

The lounge/dining room has laminate wood-effect flooring, two radiators, ceiling coving, a UPVC double-glazed window to the front elevation and a sliding patio door opening to the conservatory.

Conservatory

8'2" x 7'9" (2.50m x 2.38m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows and a single UPVC door providing access to the rear garden.

Kitchen

12'5" max x 9'1" (3.80m max x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, a drainer and a mixer tap, an integrated oven, microwave, hob, extractor fan, dishwasher & fridge freezer, a vertical radiator, vinyl flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'3" max x 7'10" (2.52m max x 2.40m)

The landing has carpeted flooring, a dado rail, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first-floor accommodation and access to the loft.

Master Bedroom

11'5" x 10'10" (3.48m x 3.31m)

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

Bedroom Two

10'9" x 8'11" (3.29m x 2.73m)

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

Bedroom Three

7'11" x 6'9" (2.42m x 2.06m)

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

Shower Room

8'4" max x 5'10" (2.56m max x 1.79m)

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a vertical radiator, recessed spotlights, an extractor fan vinyl flooring and a UPVC double-glazed window front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking and gated access to the rear garden.

Rear

To the rear is an enclosed garden with a concrete patio area, a hot tub, a lawn, a paved patio area, plants shrubs & trees, a summer house, and gated access to the lake.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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

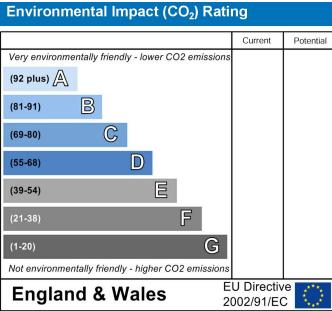
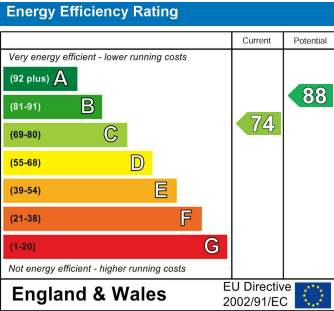
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

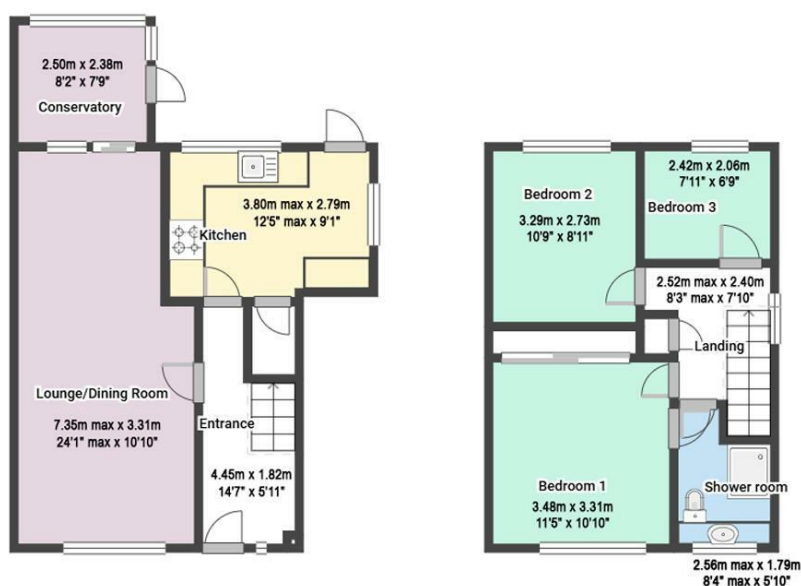
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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