

# HoldenCopley

PREPARE TO BE MOVED

Sandwell Close, Long Eaton, Derbyshire NG10 3RG

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**Offers Over £400,000 - £450,000**



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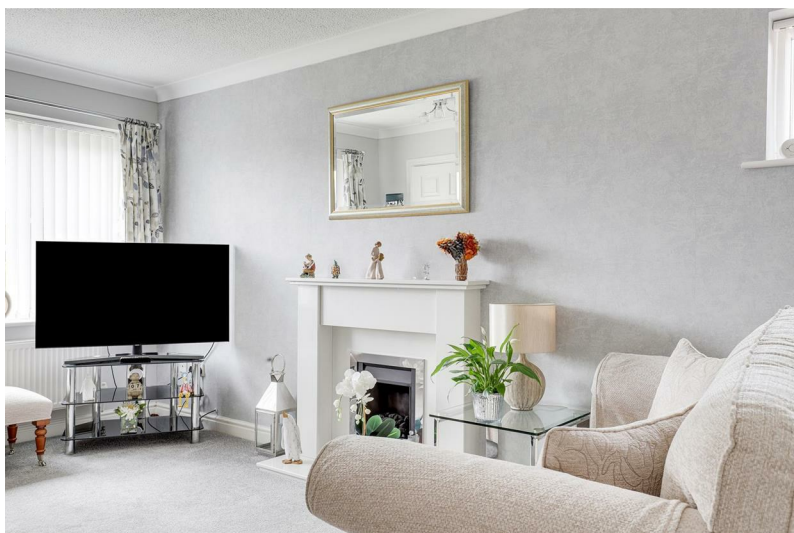




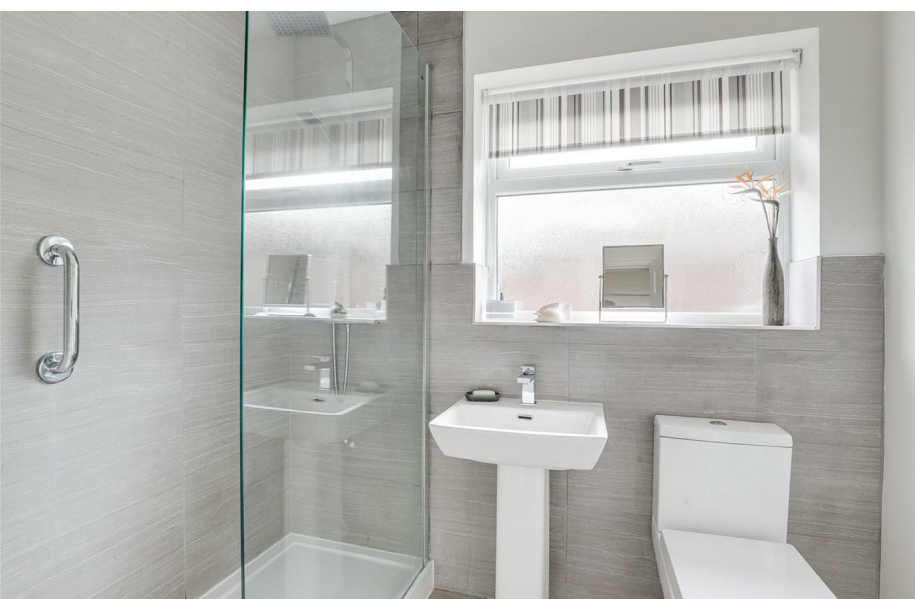
## NO UPWARD CHAIN...

Nestled within the ever-desirable Pennyfields Estate, this detached bungalow offers the perfect opportunity for those looking to enjoy the ease and comfort of single-storey living. Upon entering, you are greeted by a welcoming entrance hall leading through to a spacious living room, ideal for relaxing or entertaining. The property boasts a modern fitted kitchen, two well-proportioned double bedrooms, with the master bedroom benefiting from its own en-suite. Completing the accommodation is a contemporary three-piece shower room. Outside, the property enjoys a well-maintained front garden with a neat lawn, gravelled borders, and an outside tap. A driveway provides ample off-street parking and leads to double gates giving access to the detached garage and the rear garden. To the rear, you'll find a private and enclosed garden featuring a generous patio area, lawn, established planting, and access to the garage, all enclosed by a panelled fence boundary, creating a safe and tranquil outdoor space. This property is perfectly positioned close to local amenities, transport links, and scenic walks, making it an excellent choice for a wide range of buyers.

## MUST BE VIEWED







- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











ACOMMODATION

Entrance Hall

4'7" x 3'11" (1.41m x 1.21m)

The entrance hall has carpeted flooring, coving to the ceiling, and a composite door providing access to the accommodation

Living Room

17'9" max x 11'5" (5.42m max x 3.49m)

The living room has UPVC double-glazed windows to the side and front elevations, two radiators, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, and carpeted flooring

Hall

10'3" x 2'9" (3.14m x 0.86m)

The hall has carpeted flooring, and access into the loft.

Kitchen

11'9" max x 8'8" (3.59m max x 2.66m)

The kitchen is fitted with a range of base and wall units with worktops, a composite sink and a half with a swan-neck mixer tap and drainer, an integrated oven, a gas ring hob with extractor fan, space and plumbing for a washing machine, a radiator, tiled splashback, vinyl flooring, and two UPVC double-glazed windows to the front and side elevations.

Bedroom One

11'5" max x 10'5" (3.48m max x 3.20m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding doors, carpeted flooring, and access into the en-suite

En-Suite

8'10" x 3'4" (2.70m x 1.04m)

The en-suite has a low-level flush W/C, a wall-mounted wash basin with a tiled splashback, a chrome heated towel rail, and wood-effect flooring

Bedroom Two

10'5" max x 8'10" (3.19m max x 2.70m)

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

Shower Room

7'1" x 5'5" (2.17m x 1.67m)

The shower room has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring

OUTSIDE

Front

To the front of the property, there is an outside tap, a lawn, gravelled borders, and a driveway with double-gated access to the garage and rear garden

Garage

16'7" x 8'2" (5.07m x 2.50m)

The garage has a door leading to the rear garden, ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, access to the garage, and a panelled fence boundary.

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 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.

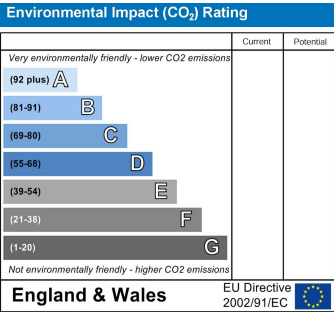
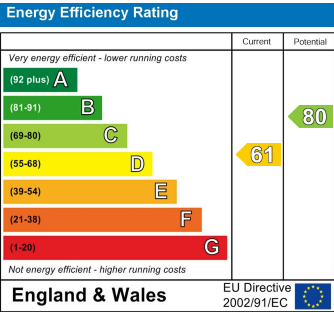
The vendor has advised the following:

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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