Holden Copley PREPARE TO BE MOVED

Tudor Close, Long Eaton, Derbyshire NGIO INF

£250,000

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GREAT FOR A RANGE OF BUYERS...

Situated in the heart of the ever-popular town of Long Eaton, this well-presented three-bedroom link-detached home offers the perfect balance of space, convenience and modern living. Ideally located within easy reach of a wide range of excellent schools, local amenities, and green open spaces, the property also boasts superb transport connections with quick access to the A52, MI and A50—making it an ideal choice for commuters. Upon entry, you are welcomed into a stylish dining area with an open window into the good-sized kitchen, and features double French doors into the rear living room, benefiting from underfloor heating, creating a warm and inviting space for relaxing or entertaining. Upstairs, the property features three generous bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking, an electric vehicle charging point, and an integral garage. The private rear garden has been thoughtfully landscaped with decking and paving for easy maintenance, and includes a versatile summerhouse equipped with power and electric heating—ideal for use as a home office or garden retreat. A viewing is highly recommended to fully appreciate what this fantastic home has to offer.

MUST BE VIEWED













- Link-Detached House
- Three Bedrooms
- Fitted Kitchen With Open Plan Living/ Dining
- Living Room With Underfloor
 Heating
- Recently Refurbished Three-Piece
 Bathroom Suite
- Driveway With Electric Car Charger
 & Integral Garage
- Low Maintenance Garden
- Versatile Summer House
- Popular Location
- Must Be Viewed







GROUND FLOOR

Entrance Hall

The entrance hall has an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Open Plan Living / Dining & Kitchen

 $13^{\circ}1^{\circ}$ (min) × $12^{\circ}8^{\circ}$ (3.99m (min) × 3.88m)

The open plan living / dining room has wooden flooring, coving to the ceiling, recessed spotlights, a ceiling rose, a wall-mounted electric heater, floating carpeted stairs, and a double-glazed window to the side elevation. Additionally, there is an open window into the kitchen and double doors leading into the living room. The kitchen has a fitted base units with stainless steel worktops, a double sink with a mono mixer tap, an integrated oven with an electric hob and extractor fan, space for a double fridge freezer, tiled flooring, a wall-mounted electric heater, coving to the ceiling, and double-glazed windows to the front and side elevation.

Living Room

 $17^{\circ}1'' \times 9^{\circ}9'' \text{ (max) } (5.2\text{Im} \times 2.98\text{m (max)})$

The living room has a vaulted ceiling with exposed wooden beams, limestone tiled flooring with underfloor heating, a TV point, double=glazed windows to the side elevations, and double French doors opening out onto the decking area.

FIRST FLOOR

Landing

 12^{9} " × 10^{5} " (max) (3.89m × 3.18m (max))

The landing has a double-glazed obscure window to the side elevation, carpeted flooring, coving to the ceiling, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

 22^{2} " × 6^{1} " (6.77m × 2.12m)

The first bedroom has a vaulted ceiling with exposed beams, two Velux windows, carpeted flooring, two wall-mounted electric heaters, and two double-glazed windows to the front and rear elevation.

Bedroom Two

 II^6 " × 9 6 " (3.53m × 2.9lm)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a dado rail, recessed spotlights, and an inbuilt wardrobe.

Bedroom Three

 $10^{\circ}11'' \times 7^{\circ}8'' (3.33m \times 2.34m)$

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a wall-mounted electric heater.

Bathroom

 $8^{\circ}9" \times 4^{\circ}9" \text{ (max) (2.67m} \times 1.46m \text{ (max))}$

The bathroom has a low level dual flush WC, a wash basin with fitted storage, a panelled bath with an overhead rainfall shower, a handheld shower head and a glass shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and two double-glazed obscure windows to the front and side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the integral garage and an electric car-charging point. Additionally, to the side of the property is gated access to the rear.

Garage

 $26^{\circ}3" \times 8^{\circ}0" \text{ (max) } (8.02m \times 2.44m \text{ (max))}$

The garage has lighting, power points, a single door to the rear, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed low maintenance garden with decking and patio areas, external lighting, access into the summer house, and enclosed by fence panelled boundaries.

Summer House

 $12^{*}3" \times 10^{*}7" (3.74m \times 3.24m)$

The timber-built summer house has a ceiling-mounted fan, wall-light fixtures, a wall-mounted electric heater, power points, and double doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - I800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Room Heaters

Septic Tank – No

Sewage — Mains Supply Flood Risk — No flooding in the past 5 years+ TBC

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

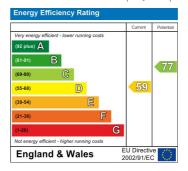
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

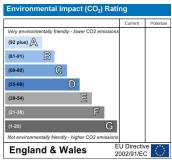
The vendor has advised the following: Property Tenure is Freehold

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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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