

# HoldenCopley

PREPARE TO BE MOVED

Tudor Close, Long Eaton, Derbyshire NG10 1NF

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Guide Price £225,000-£250,000

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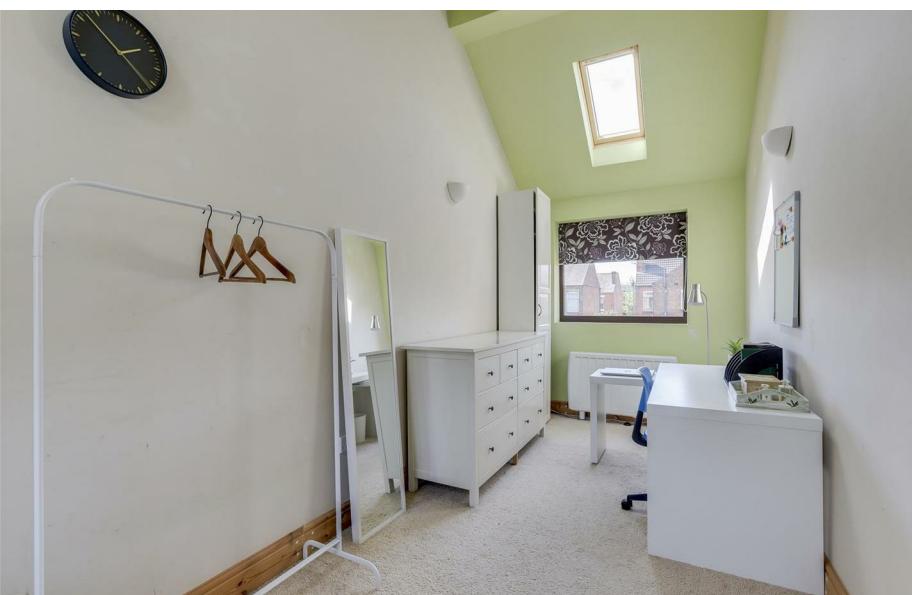
GUIDE PRICE £225,000 - £250,000

NO CHAIN!

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, M1 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

13'1" (min) x 12'8" (3.99m (min) x 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

17'1" x 9'9" (max) (5.21m x 2.98m (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" x 10'5" (max) (3.89m x 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" x 6'11" (6.77m x 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

11'6" x 9'6" (3.53m x 2.91m)

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 in-built wardrobe.

### Bedroom Three

10'11" x 7'8" (3.33m x 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

8'9" x 4'9" (max) (2.67m x 1.46m (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

26'3" x 8'0" (max) (8.02m x 2.44m (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" x 10'7" (3.74m x 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 - 1800 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.

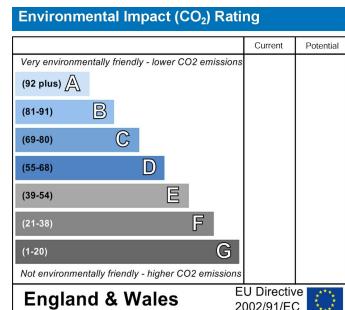
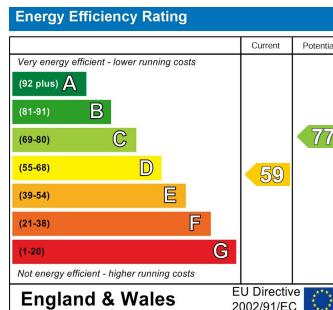
The vendor has advised the following:

Property Tenure is Freehold

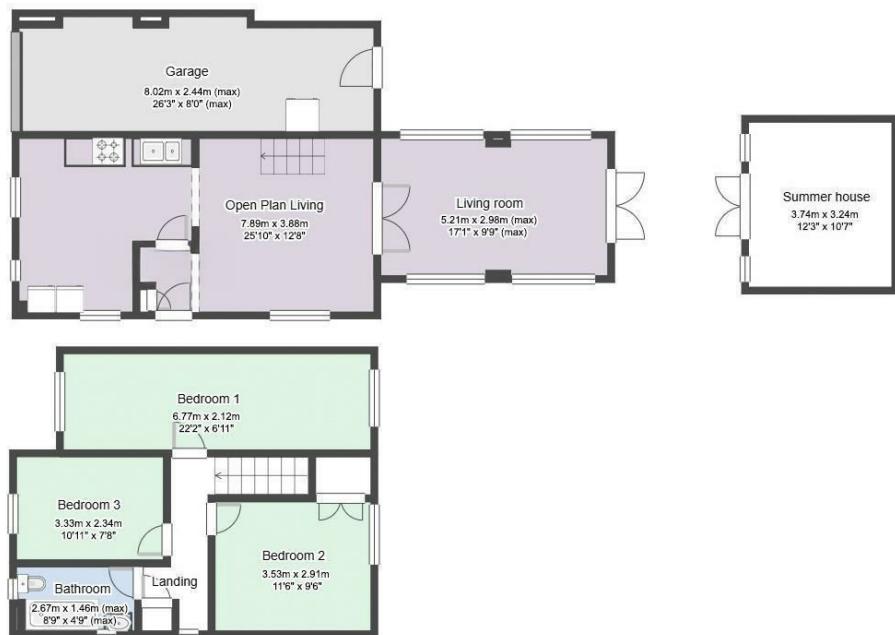
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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