

# HoldenCopley

PREPARE TO BE MOVED

Sandwell Close, Long Eaton, Derbyshire NG10 3RG

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Guide Price £350,000 - £375,000



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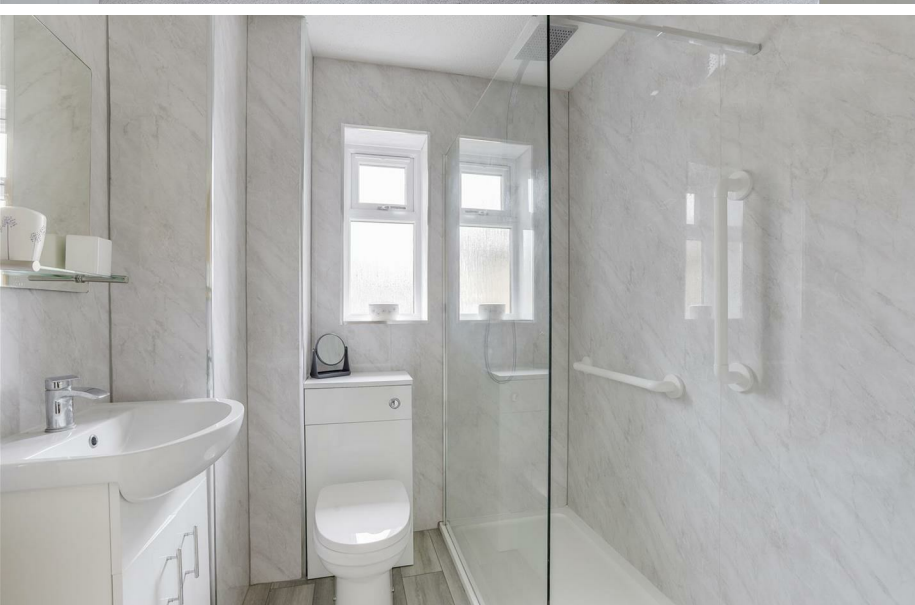
NO UPWARD CHAIN...

Nestled within the highly sought-after Pennyfields Estate, we are delighted to present this detached bungalow perfect for those seeking single-storey living. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The accommodation includes a generous living/dining room, which features sliding patio doors leading into the conservatory. From here, double French doors open out to the rear garden, creating a lovely flow of indoor-outdoor space. The fitted kitchen, complete with a breakfast bar, can be accessed from the living/dining area. The bungalow offers three bedrooms, with the main bedroom benefiting from a charming square bay window and an en-suite. A separate three-piece shower room serves the remaining two bedrooms. Externally, the front of the property features a well-maintained gravelled garden with mature shrubs, plants, and bushes, a block-paved patio area, gated access to the rear garden, and a driveway leading to the garage. To the rear, you'll find a fully enclosed, south-facing garden, complete with a lawn, gravelled seating area, established plants and shrubs, and a panel-fenced and hedge-lined boundary. Courtesy lighting adds a final touch to this inviting outdoor space.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Garage & Driveway
- South-Facing Rear Garden
- Must Be Viewed











ACCOMMODATION

Entrance Hall

10'10" x 9'4" (max) (3.31m x 2.86m (max))

The entrance hall has carpeted flooring, a radiator, two in-built cupboards, access into the loft, and a composite door providing access into the accommodation.

Living/Dining Room

20'11" x 11'7" (max) (6.40m x 3.55m (max))

The living/dining room has a UPVC double glazed window to the side elevation, two radiators, coving to the ceiling, a TV point, a feature fireplace with a decorative surround and marble hearth, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

9'1" x 8'8" (2.77m x 2.66m )

The conservatory has wood-effect flooring, UPVC double glazed surround, a Polycarbonate roof, and double French door opening out to the rear garden.

Kitchen

11'0" x 8'5" (3.36m x 2.57m )

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, black gloss splash back and extractor fan, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Bedroom One

16'2" x 9'10" (4.93m x 3.01m )

The first bedroom has a UPVC double glazed square bay window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

5'11" x 5'4" (1.81m x 1.65m )

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower mixture, an extractor fan, partially tiled walls, and wood-effect flooring.

Bedroom Two

10'2" x 8'3" (3.10m x 2.54m )

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and a chest of drawers, and carpeted flooring.

Bedroom Three

9'5" x 8'5" (2.89m x 2.57m )

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and a chest of drawers, and carpeted flooring.

Shower Room

6'8" x 6'2" (2.03m x 1.88m )

The shower room has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, water proof boarding, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a planted gravelled area with established plants, shrubs and bushes, a block paved patio area, gated access to the rear garden, and a driveway with access into the garage.

Garage

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

Rear

To the rear of the property is an enclosed south facing garden with courtesy lighting, lawn, a gravelled seat area, various established shrubs, bushes and plants, and a fence panelled with hedge 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

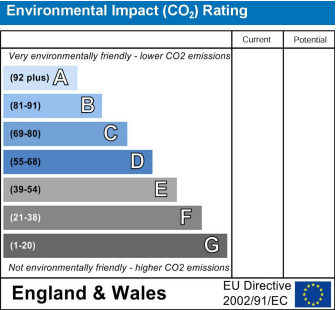
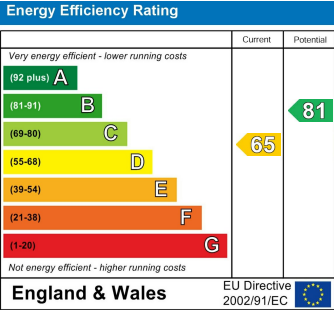
Council Tax Band Rating - Erewash Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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