

# HoldenCopley

PREPARE TO BE MOVED

Wilne Close, Long Eaton, Derbyshire NG10 3AQ

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Offers Over £430,000

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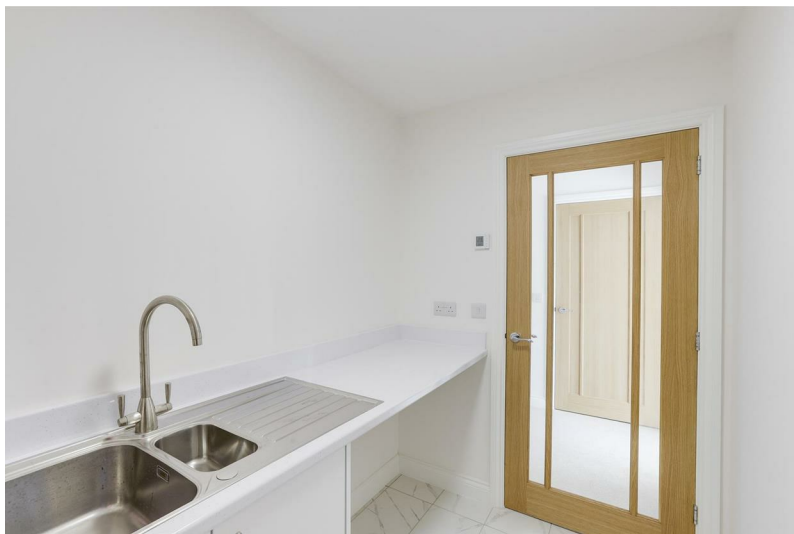




## NEWLY-BUILT FAMILY HOME...

Nestled within the sought-after neighbourhood of Sawley, this exquisite four-bedroom detached house is a true gem in the market. Recently constructed, this home offers a modern and luxurious living experience as this property surpasses expectations. Constructed by a reputable building firm, it boasts exceptional craftsmanship and attention to detail throughout. The high standard of finish is evident, with modern fixtures and fittings, neutral decor, and underfloor heating on the ground floor, among other desirable features. The ground floor welcomes you with an inviting entrance hall, featuring a composite door. A comfortable living room, a convenient W/C, a utility room, and a stylish fitted kitchen with a central breakfast bar island await your enjoyment. The kitchen is a true highlight, equipped with a range of high-end integrated appliances and bi-folding doors that seamlessly connect the indoor space with the rear patio. Additionally, the kitchen effortlessly flows into a spacious living area, creating an open and sociable environment. Ascending to the first floor, you will find a collection of well-proportioned bedrooms, each thoughtfully designed and equipped with TV points. A family bathroom suite serves the bedrooms, while the master bedroom benefits from its own en-suite for added privacy and convenience. Externally, the property offers ample parking space with a driveway capable of accommodating multiple cars. The integral garage features a remote-controlled shutter door, providing secure storage. At the rear, a private enclosed garden awaits, complete with an Indian sandstone patio and a lawn, ideal for outdoor relaxation and entertaining. The location is highly advantageous as everything you need is within easy reach. Families will also appreciate the presence of well-regarded schools in the vicinity, ensuring excellent educational opportunities for children of all ages.

## MUST BE VIEWED





- Newly-Built Detached House
- Four Double Bedrooms
- Stylish Kitchen With Integrated Appliances
- Two Reception Rooms
- Two Modern Bathroom Suites
- Highly Insulated With Gas Central Heating & Underfloor Heating
- Private Garden With Patio Area
- New Build Guarantee
- Driveway & Integral Garage
- Sought-After Location











GROUND FLOOR

Entrance Hall

16'5" x 8'2" (max) (5.01m x 2.49m (max))

The entrance hall has carpeted flooring, a recessed door mat, underfloor heating, a UPVC double-glazed obscure window to the front elevation, and a composite door providing access to the accommodation.

Utility Room

7'9" x 5'5" (2.37m x 1.66m )

The utility room has fitted base units, a stainless steel sink and a half with a swan-neck mixer tap and drainer, tiled flooring with underfloor heating, and a composite door providing access to the side elevation

W/C

5'6" x 2'8" (1.69m x 0.82m )

This space has a low-level flush W/C, a vanity-style washbasin with a tiled splashback, and tiled flooring with underfloor heating

Living Room

13'6" x 10'2" (max) (4.14m x 3.11m (max))

The living room has a UPVC double-glazed window to the front elevation, a TV point, and carpeted flooring with underfloor heating

Open Plan Living/ Kitchen

27'4" x 25'2" (max) (8.35m x 7.69m (max))

The open-plan living/kitchen area has modern fitted base and wall units with quartz worktops, a central island, a stainless steel sink and a half with a swan-neck mixer tap and drainer, an integrated oven, integrated microwave, gas ring hob with extractor fan, and an integrated dishwasher. The flooring is a combination of tiles and carpet with underfloor heating. UPVC double-glazed full-height windows face the rear elevation, while double French doors and bi-folding doors provide access to the rear garden

FIRST FLOOR

Landing

12'3" x 11'7" (max) (3.74m x 3.54m (max))

The landing has carpeted flooring, access to the loft, and access to the first-floor accommodation

Bedroom One

13'0" x 11'6" (3.97m x 3.53m )

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

En-Suite

5'7" x 5'2" (1.71m x 1.58m )

The en-suite has a UPVC double-glazed obscure window to the side elevation, a low-level flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring

BedroomTwo

13'1" x 9'8" (4.00m x 2.97m )

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

Bedroom Three

11'10" x 11'6" (3.61m x 3.52m )

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

Bedroom Four

9'8" x 8'5" (2.96m x 2.59m )

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

Bathroom

7'8" x 5'6" (2.36m x 1.70m )

The bathroom has a UPVC double-glazed obscure window to the side elevation, a concealed dual-flush WC, a vanity-style wash basin, a panelled bath with an electric shower unit and shower screen, a chrome heated towel rail, a shaver socket, an extractor fan, partially tiled walls, and tiled flooring

OUTSIDE

Front

To the front of the property, there is a block-paved driveway, with access to the rear garden and the garage.

Garage

16'2" x 8'9" (max) (4.94m x 2.69m (max))

The garage has a wall-mounted boiler, ample storage, lighting, electrical outlets, and a remote-controlled door opening to the driveway

Rear

To the rear of the property, there is an enclosed garden featuring an outside tap, courtesy lighting, a patio, a lawn, a fence-panelled and brick wall boundary, and gated access

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Ask Agent
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Ask Agent
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – Yes
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

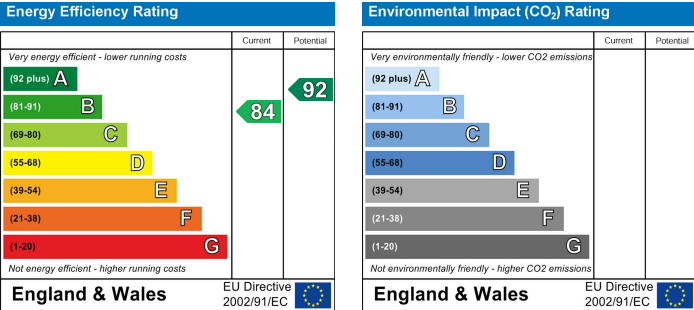
Council Tax Band Rating - Erewash Borough Council - Band TBC  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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