

# HoldenCopley

PREPARE TO BE MOVED

Reedman Road, Long Eaton, Nottinghamshire NG10 3FD

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Guide Price £300,000 - £325,000



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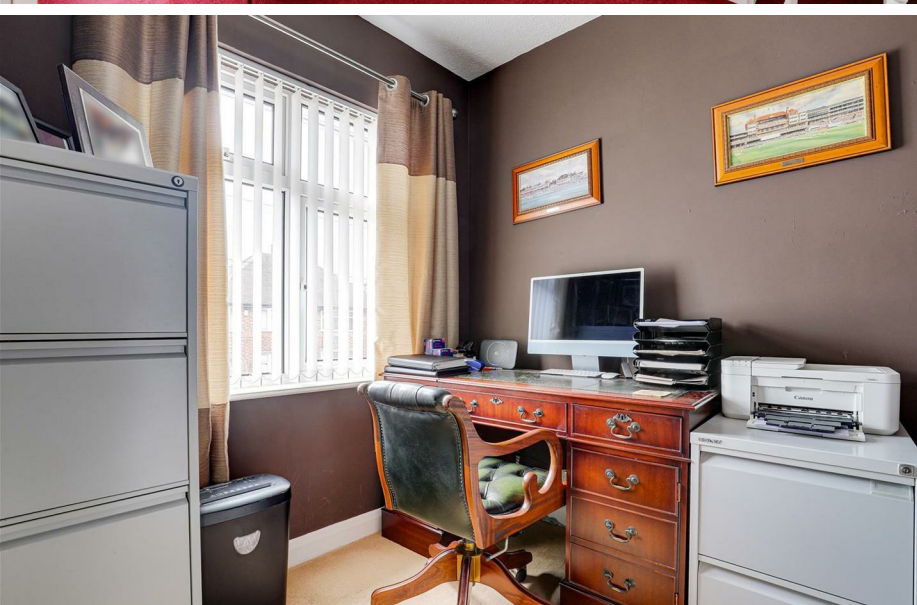
## DETACHED FAMILY HOME...

This three-bedroom detached house offers spacious accommodation throughout, making it a perfect purchase for a family looking to put their own stamp on a property. Situated in a popular location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and access to great schools. To the ground floor, the property benefits from a porch and entrance hall, a bay-fronted snug featuring a traditional fireplace, and a generous living room with a feature fireplace that opens seamlessly into the dining area, creating a wonderful space for both relaxing and entertaining. Completing the ground floor is a well-appointed fitted kitchen offering ample storage and workspace. Upstairs, the first floor hosts three good-sized bedrooms, a four-piece family bathroom suite, and access to a boarded loft, offering great potential for storage or future development. Outside, the property offers a driveway providing off-street parking for multiple vehicles to the front. To the rear, you'll find a detached garage and a private, south-facing garden, complete with two paved patio seating areas, a well-maintained lawn, and a pergola—perfect for outdoor dining and entertaining during the warmer months. This home offers an excellent opportunity for a family to personalise and settle into a spacious property in a well-connected location.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms With Fireplaces
- Four Piece Bathroom Suite
- Off-Road Parking & Garage
- Private South-Facing Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Porch

5'11" x 1'7" (1.81m x 0.49m)  
The porch has tiled flooring and double UPVC doors.

Entrance Hall

12'5" x 6'2" (3.79m x 1.90m)  
The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Dining Room

12'7" x 11'8" (3.86m x 3.56m)  
The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a traditional fireplace with a decorative surround and a dado rail.

Living Room

12'0" x 11'7" (3.66m x 3.54m)  
The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround and open access into the dining room.

Snug

8'10" x 7'3" (2.70m x 2.23m)  
The snug has carpeted flooring, a radiator and sliding patio doors providing access out to the garden.

Kitchen

16'3" x 8'9" (4.97m x 2.69m)  
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a fitted breakfast bar, wood-effect flooring, a radiator, a built-in cupboard, UPVC double-glazed windows to the side and rear elevation and a single UPV door providing side access.

FIRST FLOOR

Landing

7'4" x 6'9" (2.25m x 2.06m)  
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12'9" x 8'10" (3.91m x 2.71m)  
The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling triple wardrobe.

Bedroom Two

12'0" x 10'7" (3.66m x 3.25m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted triple wardrobe.

Bedroom Three

7'3" x 7'1" (2.23m x 2.17m)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

8'2" x 7'3" (2.51m x 2.21m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a shower enclosure with a mains-fed shower, carpeted flooring, tiled walls, a radiator, access into the boarded loft, recessed spotlights and UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front is a driveway and double wooden gates providing rear access.

Rear

To the rear is a detached garage and a private south-facing garden with two paved patio seating areas, a lawn, mature trees, a pergola, a raised wooden pond and an outdoor tap.

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 1800 Mbps and Upload Speed 220 Mbps  
Phone Signal – All 4G & 5G, some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years +  
Medium chance of flooding  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – spray foam insulation in the loft

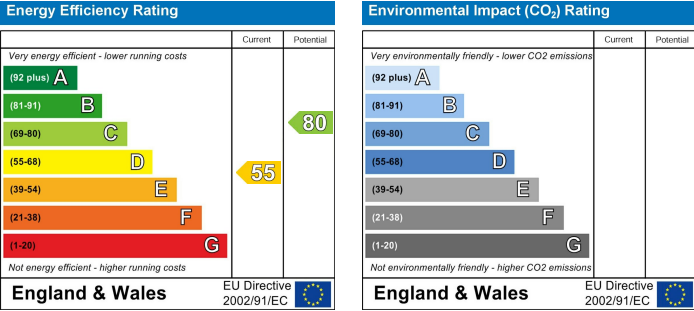
DISCLAIMER

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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