

HoldenCopley

PREPARE TO BE MOVED

Dockholm Road, Long Eaton, Derbyshire NG10 4JP

Guide Price £275,000

Dockholm Road, Long Eaton, Derbyshire NG10 4JP



Guide Price: £275,000 - £300,000

WELL-PRESENTED FAMILY HOME...

Situated in the popular area of Long Eaton, this link-detached three-bedroom property is located ideally within close proximity to a range of local amenities such as shops, schools, eateries, and parks, with excellent transport links into Nottingham and Derby City Centres and onto the M1 motorway. Internally, the ground floor is arranged to provide an inviting entrance hall, a convenient ground floor W/C, a generous living room with a feature fireplace and double doors opening into the dining room, which benefits from sliding doors giving direct access to the rear garden. Completing the ground floor is a fitted kitchen with a pantry and access to the side of the property. Upstairs, the first floor of the home boasts two double bedrooms with in-built storage, a third single bedroom, currently being utilised as a home office and fitted with quality bespoke shelving, and a three piece bathroom suite. Externally, the front of the property benefits from a driveway providing off-street parking and access to the garage, as well as a planted area. The rear garden is privately enclosed with hedged boundaries, with a block paved patio seating area and a lawn - ideal for enjoying the outdoors.

MUST BE VIEWED





- Link-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- Ground Floor W/C
- Ample Storage Space
- Three Piece Bathroom Suite
- Off-Street Parking & Garage
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall

15'10" x 7'5" (max) (4.83m x 2.28m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, fitted sliding door wardrobes, and a UPVC double-glazed window to the side elevation.

W/C

5'0" x 2'8" (1.54m x 0.82m)

This space has a low level flush W/C, a wall-mounted wash basin with a splashback, vinyl flooring, and a UPVC double-glazed window to the side elevation.

Living Room

15'10" x 10'11" (max) (4.84m x 3.35m (max))

The living room has carpeted flooring, a radiator, a feature fireplace, a UPVC double-glazed window to the front elevation, and double doors leading into the dining room.

Dining Room

9'6" x 9'4" (2.90m x 2.86m)

The dining room has carpeted flooring, a radiator, and sliding patio doors leading out to the rear garden.

Kitchen

9'3" x 9'0" (2.83m x 2.76m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a swan neck mixer tap and a drainer, space for a freestanding cooker, a concealed extractor fan, space and plumbing for a washing machine, wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access, and a pantry with shelving, power, and space for a fridge freezer.

FIRST FLOOR

Landing

9'11" x 7'6" (3.03m x 2.29m)

The landing has carpeted flooring, two built-in airing cupboards (one of which contains a radiator inside), a UPVC double-glazed obscure window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

11'10" x 10'11" (max) (3.63m x 3.33m (max))

The main bedroom has carpeted flooring, fitted wardrobes, built-in wardrobes with overhead cupboards, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'11" x 10'9" (max) (3.34m x 3.29m (max))

The second bedroom has carpeted flooring, built-in wardrobes with overhead cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'10" x 7'6" (2.40m x 2.31m)

The third bedroom has carpeted flooring, a radiator, bespoke fitted shelving, access to the boarded loft with lighting, power, and a combi boiler, and a UPVC double-glazed window to the front elevation.

Bathroom

7'6" x 6'10" (2.30m x 2.09m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with central taps and a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn, planted areas with bushes, gated access to the rear, and access to the garage.

Garage

17'4" x 7'7" (5.29m x 2.32m)

The garage has an up and over door, lighting and electricity, obscure windows to the rear elevation, and a single door leading out to the rear garden.

Shed

9'10" x 7'6" (3.02m x 2.29m)

Rear

To the rear of the property is a private enclosed garden with a block paved patio seating area, a lawn, ample greenery, planted borders, and hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

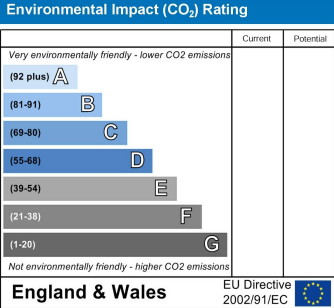
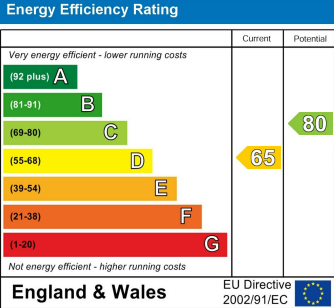
The vendor has advised the following:

Property Tenure is freehold.

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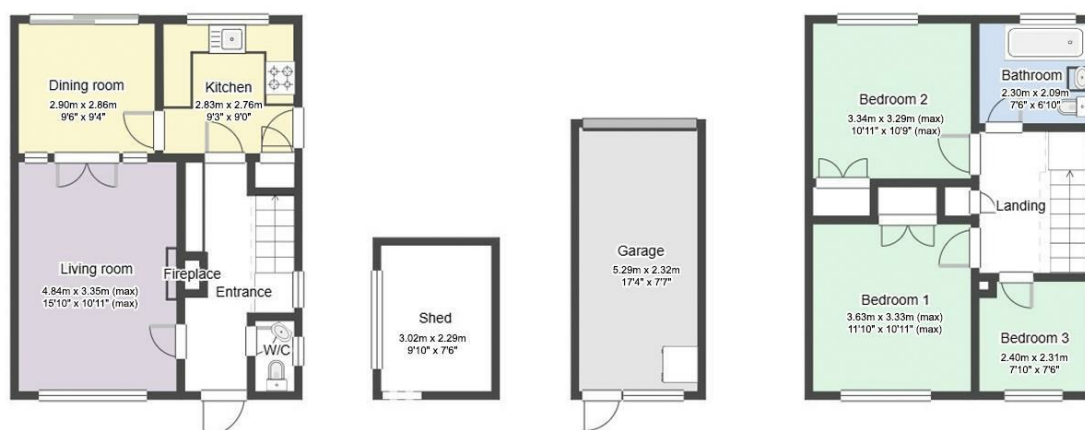
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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