

HoldenCopley

PREPARE TO BE MOVED

Braefield Close, Ilkeston, Derbyshire DE7 4JS

Guide Price £215,000 - £230,000

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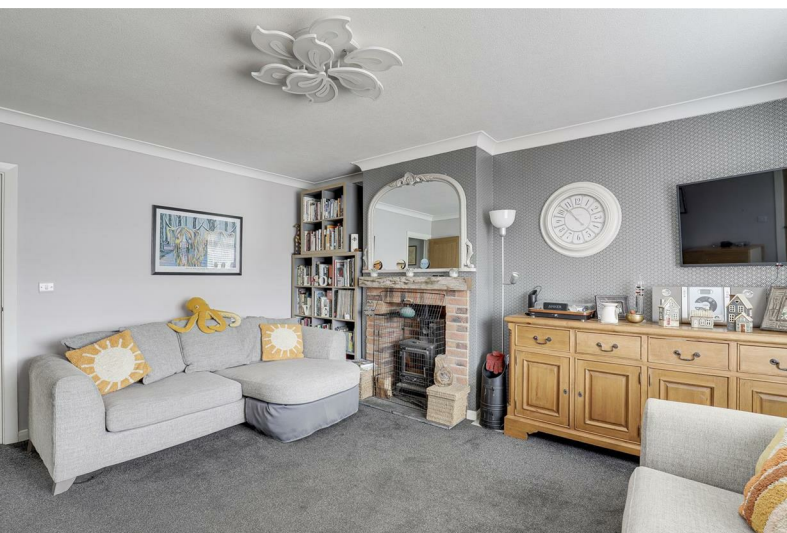


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WELL-PRESENTED BUNGALOW IN A CONVENIENT LOCATION...

This two-bedroom semi-detached bungalow is well presented throughout and would make a fantastic home for a wide range of buyers – whether you're looking to downsize, step onto the property ladder, or find a single-storey home that's ready to move straight into. Situated in a well-connected and popular location, the property is just a short distance from local shops, great schools, and excellent transport links. Internally, the accommodation comprises a modern fitted shaker-style kitchen, a spacious reception room complete with a cosy multi-fuel burner, two well-proportioned bedrooms, a three-piece shower room, and a light-filled sunroom offering additional living or dining space with views out to the garden. Outside, the front of the property features a driveway providing off-road parking and access to a lean-to for useful storage. To the rear, there is a private and well-maintained garden, complete with a paved patio seating area, a pergola, a lawn, and a garden shed – perfect for enjoying the outdoors in a peaceful setting.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Reception Room With A Multi-Fuel Burner
- Sunroom
- Modern Fitted Kitchen
- Three Piece Shower Room
- Off-Road Parking & Lean To
- Private Enclosed Rear Garden
- Well-Connected Location
- Must Be Viewed





ACCOMMODATION

Kitchen

14'7" x 6'2" (4.46m x 1.89m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, a hob with an extractor hood, an integrated oven, a ceramic sink with a drainer and a period style mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

15'11" x 12'1" (4.86m x 3.69m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with exposed brick, a multi-fuel burner and a hearth and coving.

Hall

4'7" x 2'9" (1.42m x 0.85m)

The hall has carpeted flooring, coving and access into the boarded loft via a drop-down ladder.

Master Bedroom

14'10" x 9'1" (4.54m x 2.79m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving, a built-in cupboard and a UPVC single door providing access out to the garden.

Bedroom Two

10'2" x 9'1" (3.12m x 2.79m)

The second bedroom has carpeted flooring, a radiator, coving and double French doors providing access into the sunroom.

Bathroom

5'11" x 5'11" (1.82m x 1.81m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a corner fitted shower enclosure with an electric shower and waterproof wall panels, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

Sun Room

9'9" x 6'6" (2.98m x 1.99m)

The sunroom has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and a UPVC single door providing access out to the garden.

OUTSIDE

Lean-To

The lean-to has fitted shaker style base units with a worktop, an outdoor tap, a polycarbonate roof, a double wooden door providing access out to the garden and double wooden doors providing access.

Front

To the front is a driveway and a garden with decorative stones.

Rear

To the rear is a private garden with a paved patio seating area with a pergola, a lawn, decorative stones, a shed, raised wooden planters, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central 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 & some 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

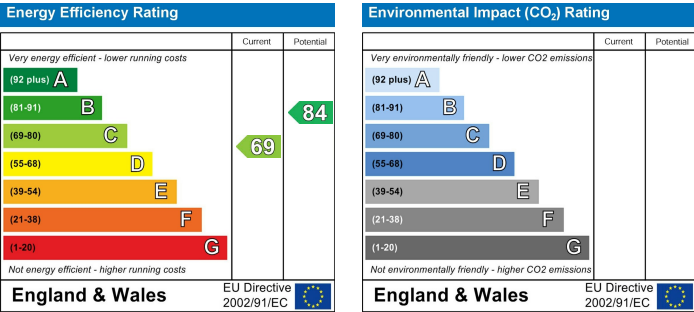
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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