

HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Long Eaton, Derbyshire NG10 4FR

£280,000

Curzon Street, Long Eaton, Derbyshire NG10 4FR

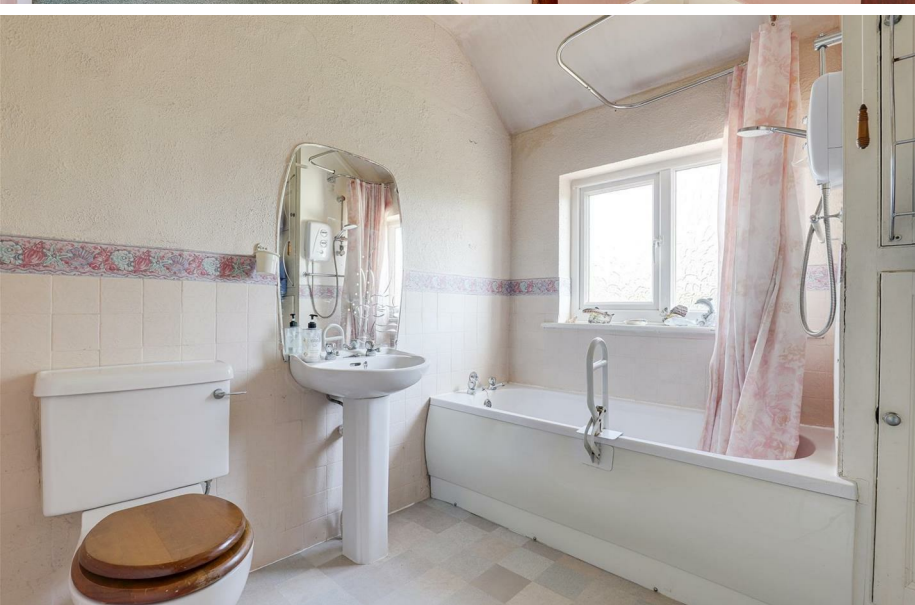


NO UPWARD CHAIN...

This three or four-bedroom detached home is situated in a highly sought-after residential area, offering a blend of comfort, practicality, and contemporary living. The property benefits from excellent transport links, with the M1 and A52 nearby, making commuting straightforward, while a variety of local shops, schools, and amenities are all within easy reach. With plenty of potential, it is an ideal choice for families or professionals looking to personalise a home to their taste. On the ground floor, there is a porch leading into an entrance hall, which provides access to a dining room featuring a bay-fronted window, a spacious living room with a rear-facing bay window, and a kitchen. The first floor comprises three bedrooms along with a three-piece bathroom suite, while the second floor, accessed via the second bedroom, offers a loft room that can serve as a fourth bedroom. Externally, the property features a gated driveway to the front, with secure gated access to the rear. The rear garden is generously proportioned and fully enclosed, offering a combination of a patio area, a lawn, a gravelled section, and a variety of shrubs, bushes, and trees. The garden is enclosed by panelled fencing and includes gated access, providing both privacy and security.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Loft Room
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

8'5" x 1'10" (2.57m x 0.57m)

The porch has carpeted flooring, UPVC double glazed windows to the front elevation, and double French doors opening to the front garden.

Entrance Hall

14'9" x 6'11" (4.52m x 2.11m)

The entrance hall has carpeted flooring over Parquet flooring, a radiator, a picture rail, an in-built cupboard, stained wooden beams to the ceiling, two UPVC double glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Dining Room

13'4" x 11'6" (4.07m x 3.51m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, a feature fireplace, carpeted flooring over Parquet flooring.

Living Room

13'3" x 11'5" (4.06m x 3.49m)

The living room has a UPVC double glazed bay window to the rear elevation, a radiator, a feature fireplace, carpeted flooring over Parquet flooring.

Kitchen

13'7" x 6'11" (4.16m x 2.11m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, two UPVC double glazed windows to the side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

7'4" x 6'11" (2.25m x 2.13m)

The landing has a UPVC double glazed window to the side elevation, a picture rail, carpeted flooring, and access to the first floor accommodation.

Bedroom One

11'10" x 11'5" (3.63m x 3.49m)

The first bedroom has two UPVC double glazed window to the front and side elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Two

11'11" x 11'1" (3.65m x 3.38m)

The second bedroom has two UPVC double glazed window to the rear and side elevation, a radiator, carpeted flooring, and access to the second floor accommodation.

Bedroom Three

7'4" x 6'11" (2.25m x 2.12m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bathroom

8'2" x 7'4" (2.50m x 2.25m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestals wash basin, a panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Loft Room/Bedroom Four

14'11" x 10'10" (4.57m x 3.31m)

The loft/fourth bedroom has a UPVC double glazed window to the rear elevation, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gated driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed large garden with a patio area, a lawn, a gravelled area, various planted shrubs, bushes and trees, a fence panelled boundary, and gated access.

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 & 5G - Some coverage of 3G
- 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

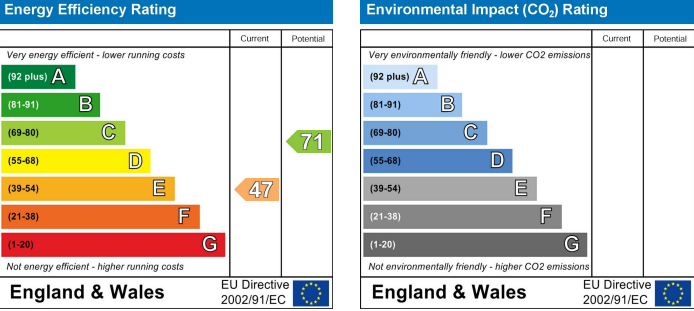
Council Tax Band Rating - Erewash Borough Council - Band D
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Curzon Street, Long Eaton, Derbyshire NG10 4FR



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.