

# HoldenCopley

PREPARE TO BE MOVED

Heather Crescent, Breaston, Derbyshire DE72 3AR

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Offers In Excess Of £280,000



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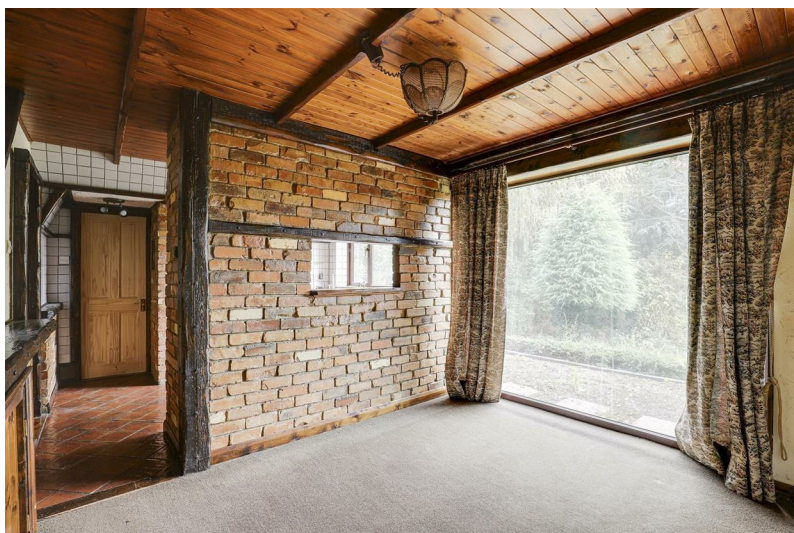




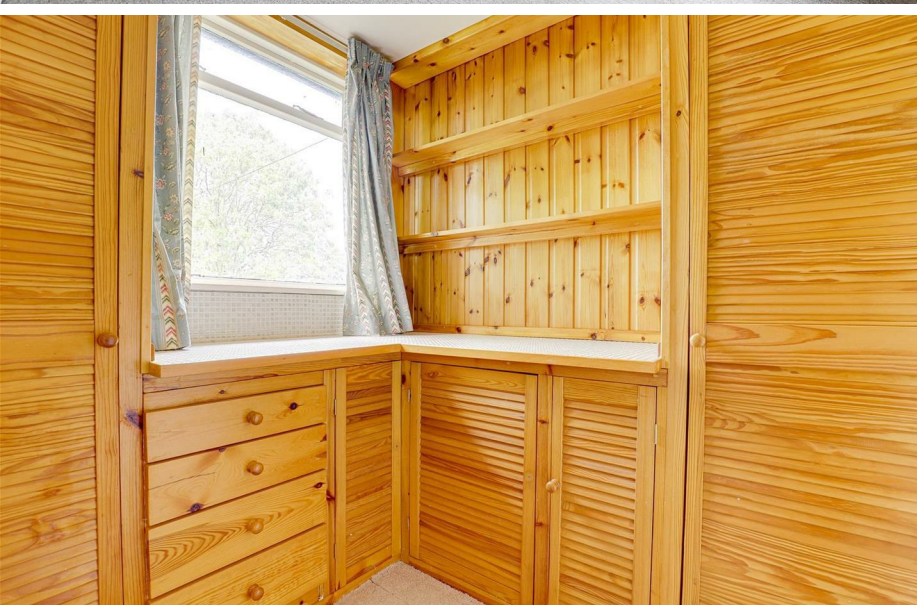
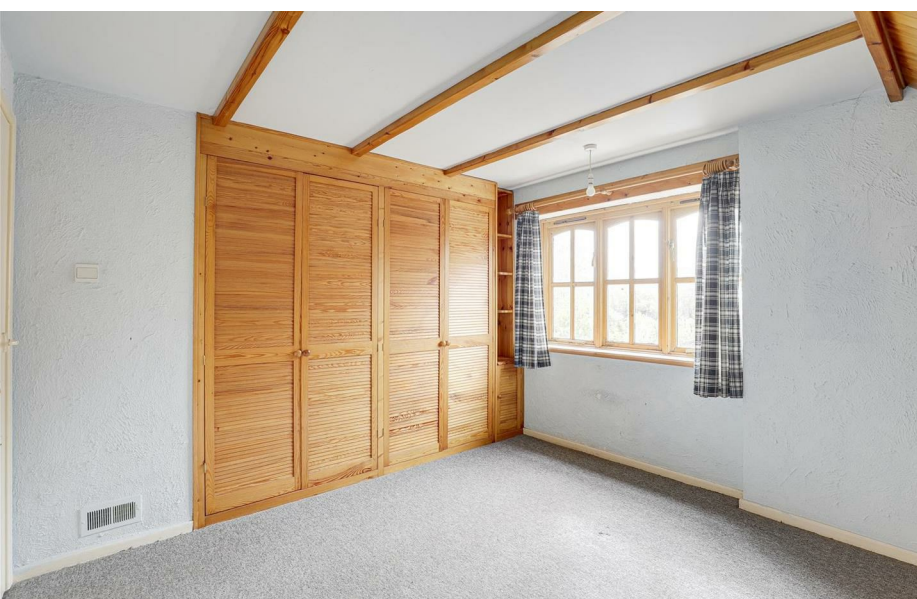
## SPACIOUS DETACHED HOUSE WITH EXCELLENT RENOVATION POTENTIAL...

This three-bedroom detached home occupies a generous plot in a popular village location, offering spacious and versatile accommodation throughout, perfect for any investor looking for their next project, or a growing family eager to create their forever home. The property is in need of modernisation but offers fantastic scope to reconfigure and add value, with plenty of space to adapt the layout to suit your needs. Situated within close proximity to a range of local shops, great schools, and convenient transport links. To the ground floor, the property comprises a porch, an entrance hall, a generous living room, a fitted kitchen, a separate dining room, a utility room, an additional family room, a three-piece shower room, and the added luxury of a sauna. Upstairs, the first floor hosts three well-proportioned bedrooms – with the third previously used as an office, but could easily be converted back to serve as a bedroom – along with a three-piece bathroom suite and access to the loft for additional storage or potential expansion (STPP). Outside, the property benefits from a driveway leading to a garage to the front providing off-road parking, while to the rear is a private, south-facing garden that is well established with a lawn, mature borders, and a paved patio seating area. With plenty of potential, this is a fantastic opportunity to put your own stamp on a property in a popular village setting.

NO UPWARD CHAIN







- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen & Utility Room
- Three Spacious Reception Rooms
- Ground Floor Shower Room With Sauna
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private South-Facing Garden
- Popular Village Location
- No Upward Chain











GROUND FLOOR

Porch

6’1" × 3’6" (1.87m × 1.09m)

The porch has a wooden single-glazed window to the front elevation, tiled flooring and a single wooden door.

Entrance Hall

11’10" × 6’8" (3.63m × 2.05m)

The entrance hall has an internal window, tiled flooring, carpeted stairs, an under the stairs cupboard, partially exposed brick walls, wooden beams to the walls and ceiling and a single wooden door providing access into the accommodation.

Living Room

18’0" × 11’0" (5.49m × 3.36m)

The living room has a wooden single-glazed bay window to the front elevation, a raised brick seating area, carpeted and tiled flooring, an exposed brick recessed chimney breast alcove with a gas fireplace, a built-in display cabinet, partially panelled walls and wooden beams to the walls and ceiling.

Kitchen

10’10" × 9’0" (3.32m × 2.75m)

The kitchen has a range of fitted base units with worktops, an integrated double oven, a gas hob with an extractor hood, a sink and a half with a drainer and a period style mixer tap, tiled flooring, partially exposed brick walls, partially tiled walls, wooden beams to the ceiling, a serving hatch into the dining room and a wooden double-glazed window to the rear elevation.

Dining Room

11’5" × 8’8" (3.50m × 2.65m)

The dining room has carpeted flooring, a built-in cupboard, an exposed brick wall, wooden beams to the ceiling and a wooden single-glazed full length window to the rear elevation.

Utility Room

10’1" × 7’8" (3.09m × 2.35m)

The utility room has carpeted flooring, space and plumbing for a washing machine, wooden beams to the ceiling and a single door providing access out to the garden.

Family Room

12’6" × 12’2" (3.82m × 3.73m)

The family room has carpeted flooring, a gas fireplace with a tiled hearth and a stone surround, wooden beams to the walls and ceiling and sliding patio doors providing access out to the garden.

Bathroom

8’11" × 6’9" (2.72m × 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure, tiled flooring, partially tiled walls, an extractor fan, a roof light and access into the sauna.

Sauna

4’6" × 7’1" (1.39m × 2.17m)

The sauna has wooden flooring and walls with three tiered seating areas, a sauna stove and a wall-mounted light.

FIRST FLOOR

Landing

8’11" × 6’7" (2.72m × 2.02m)

The landing has carpeted flooring, a panelled wall, a built-in cupboard, access into the loft, wooden beams to the ceiling and provides access to the first floor accommodation.

Master Bedroom

11’0" × 9’6" (3.37m × 2.92m)

The main bedroom has a wooden single-glazed bow window to the rear elevation, carpeted flooring, a fitted floor to ceiling mirrored sliding door wardrobe, partially panelled walls, fitted drawers with shelving and wooden beams to the ceiling.

Bedroom Two

11’0" × 10’8" (3.36m × 3.27m)

The second bedroom has a wooden single-glazed window to the side elevation, carpeted flooring, fitted floor the ceiling wardrobes with shelving, partially panelled walls and wooden beams to the ceiling.

Bedroom Three

6’11" × 6’7" (2.11m × 2.02m)

The third bedroom has a wooden single-glazed window to the front elevation, carpeted flooring, fitted cupboard with drawers and a worktop, a partially panelled wall and a wooden single-glazed window to the front elevation.

Bathroom

6’7" × 6’6" (2.02m × 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring, partially tiled walls, wooden beams to the ceiling and a wooden single-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway leading to a garage and a garden with slate chippings and mature trees.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Warm air vent system

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

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 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.

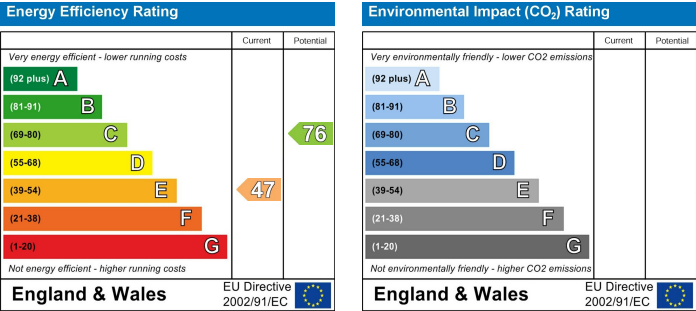
The vendor has advised the following:

Property Tenure is Freehold

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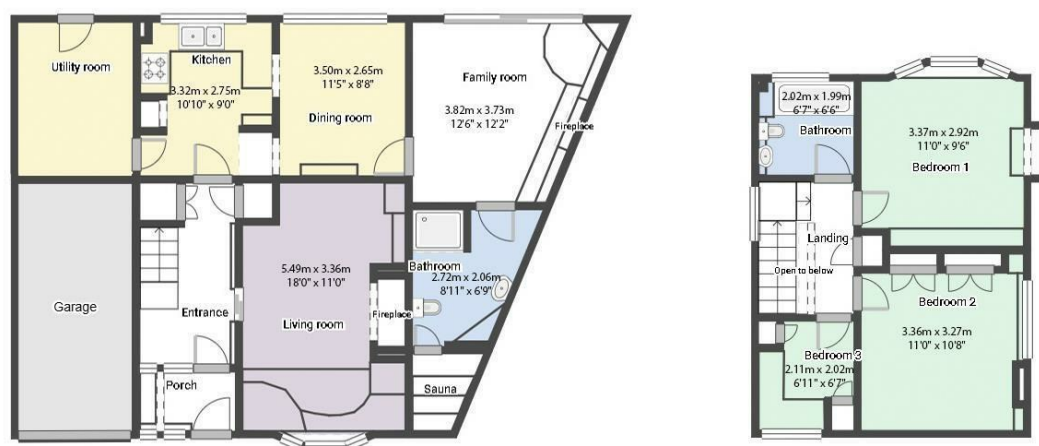
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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