

HoldenCopley

PREPARE TO BE MOVED

Dovedale Avenue, Long Eaton, Derbyshire NG10 3HU

Guide Price £270,000 - £280,000

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NO UPWARD CHAIN...

Offered with no upward chain, this mid-terraced home presents a fantastic opportunity for buyers to put their own stamp on a property in a well-established residential area. The location provides excellent access to a range of local amenities including shops, schools, and leisure facilities, alongside superb transport links via the M1, making it ideal for commuters. The ground floor opens with a welcoming porch and entrance hall, leading into a spacious living room featuring a charming feature fireplace and a bright, open flow into the dining room. The dining room benefits from access into a conservatory, providing an additional versatile space flooded with natural light. The fitted kitchen to the rear offers practical storage and workspace, with direct access into the south-facing rear garden. Upstairs, the property offers four well-proportioned bedrooms and a three-piece shower room, providing plenty of space for families or guests. Externally, the front of the property features a gravelled area with planted borders, courtesy lighting, and a driveway with direct access into the garage. The rear garden enjoys a sunny, south-facing aspect and includes a lawn, shed, gated access to the garage, and is fully enclosed by fence panels, providing a private outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Shower Room
- Garage & Driveway
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5'6" x 2'2" (1.68m x 0.67m)

The porch has carpeted flooring, and sliding obscure glass panelled doors opening to the front garden.

Entrance Hall

11'3" x 6'2" (3.45m x 1.89m)

The entrance hall has carpeted flooring, a radiator, a wall-mounted alarm key pad, and a door providing access into the accommodation.

Living Room

12'11" x 10'3" (3.95m x 3.13m)

The living room has a UPVC double glazed window to the front elevation, a feature fireplace, a TV point, a radiator, carpeted flooring, and open access into the dining room.

Dining Room

10'9" x 9'0" (3.28m x 2.75m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the conservatory.

Conservatory

10'2" x 9'3" (3.11m x 2.82m)

The conservatory has carpeted flooring, a UPVC double glazed surround, and sliding patio doors opening to the rear garden.

Kitchen

10'9" x 7'3" (3.28m x 2.23m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, tiled splashback, vinyl flooring, a UPVC double glazed window to the side elevation, and a UVC door opening to the rear garden.

FIRST FLOOR

Landing

7'10" x 6'5" (2.39m x 1.96m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

21'4" x 7'5" (6.51m x 2.27m)

The first bedroom has dual aspect windows, a radiator, and carpeted flooring.

Bedroom Two

13'4" x 8'0" (4.08m x 2.45m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, over head cupboards and a dressing table, and carpeted flooring.

Bedroom Three

10'9" max x 9'10" (3.30m max x 3.02m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Four

10'4" x 6'5" (3.16m x 1.98m)

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

Shower Room

6'3" x 5'8" (1.93m x 1.74m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towle rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, with planted borders, courtesy lighting, and driveway with access into the garage.

Garage

16'4" approx x 8'2" (5.00m approx x 2.50m)

The garage has a window to the side elevation, a door opening to the rear garden ample storage, and a roller door.

Rear

To the rear of the property is a south-facing garden with a lawn, a shed, access into the garage, and a fence panelled boundary.

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 B

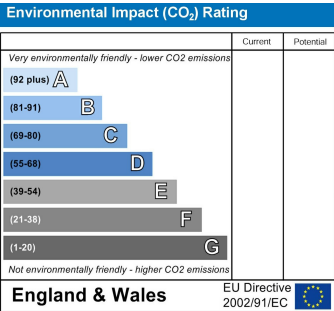
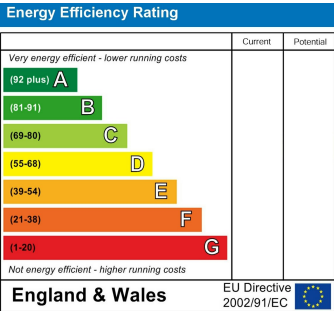
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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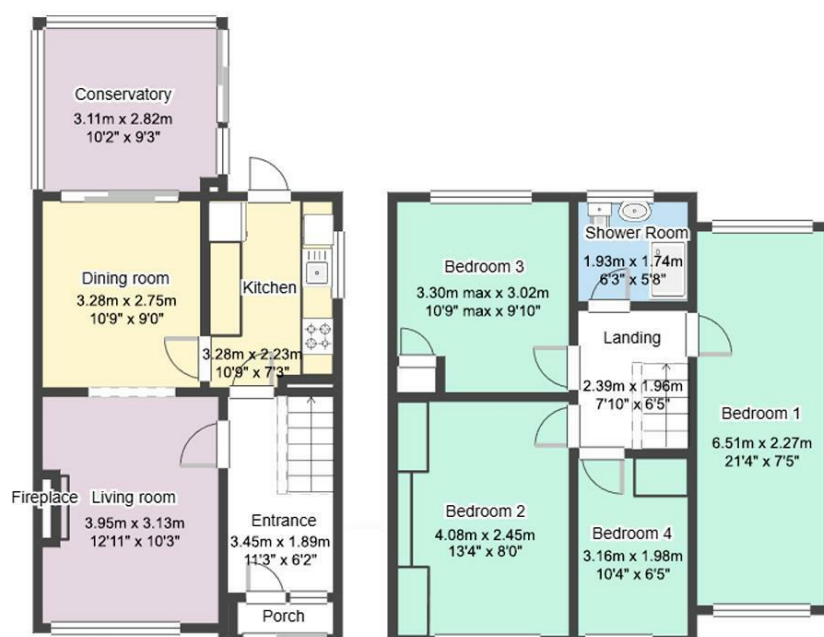
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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