

HoldenCopley

PREPARE TO BE MOVED

Vine Crescent, Sandiacre, Derbyshire NG10 5BZ

Offers Over £230,000

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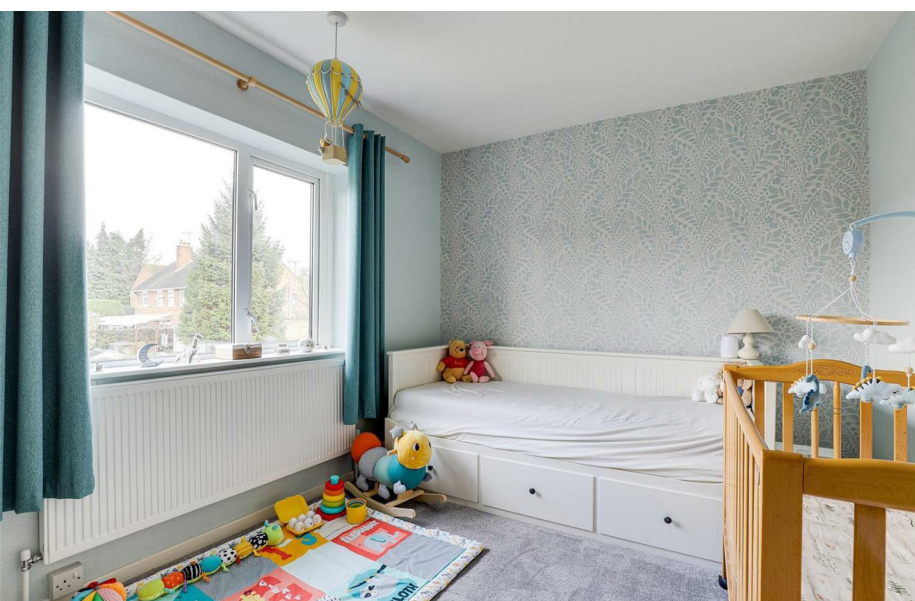


IDEAL FOR FIRST TIME BUYERS....

This well-presented semi-detached home offers the perfect opportunity for first-time buyers looking to step onto the property ladder. Ideally positioned in a popular location, the property benefits from easy access to a range of local shops, great schools, and convenient transport links, including close proximity to the M1, making it ideal for commuters and families alike. To the ground floor, the property comprises a modern fitted kitchen alongside two spacious reception rooms, providing versatile living space for relaxing or entertaining. The first floor carries on the practical layout with three well-proportioned bedrooms, a two-piece bathroom suite, and a separate W/C. Outside, the property stands behind a gated driveway leading to a carport, offering off-road parking. To the rear, you will find a private, low-maintenance garden featuring an artificial lawn, a wooden decked seating area, and a brick-built outbuilding currently utilised as a utility room and W/C.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Brick-Built Outbuilding Utilised As A Utility Room & W/C
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'4" x 3'10" (2.84m x 1.17m)

The entrance hall has a UPVC double-glazed window to the side elevation, wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

11'0" x 12'4" (3.36m x 3.76m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a decorative surround with a hearth and a picture rail.

Dining Room

9'2" x 12'3" (2.81m x 3.75m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a built-in cupboard.

Kitchen

12'3" x 7'1" (max) (3.75m x 2.17m (max))

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, a stainless steel sink with a drainer, wood-effect flooring, a radiator, a built-in cupboard, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

4'7" x 7'10" (1.42m x 2.41m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

9'11" x 10'11" (3.03m x 3.34m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a panelled feature wall and a built-in dressing table with a mirror.

Bedroom Two

9'3" x 11'7" (2.82m x 3.54m)

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

Bedroom Three

6'5" x 8'0" (1.96m x 2.45m)

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

Bathroom

8'0" x 5'6" (2.44m x 1.69m)

The bathroom has a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed window to the rear elevation.

W/C

4'8" x 3'0" (1.44m x 0.93m)

This space has a low level flush W/C, tiled flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway accessed via double iron gates and leading to a car port.

Rear

To the rear is a private garden with an artificial lawn, decorative stones, a wooden decked seating area and a brick-built outbuilding with a utility room and W/C.

Utility Room

5'8" x 5'10" (1.73m x 1.79m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, wood-effect flooring, lighting, a power point and an internal single-glazed obscure window.

W/C

5'5" x 2'8" (1.65m x 0.81m)

This space has a low level flush W/C, wood-effect flooring, lighting and a single-glazed obscure window.

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 1800 Mbps and Upload Speed 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

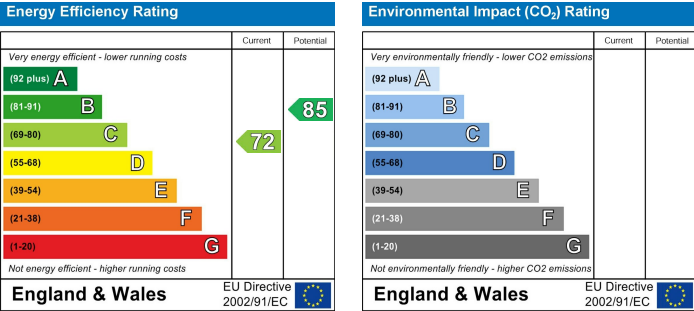
The vendor has advised the following:

Property Tenure is Freehold

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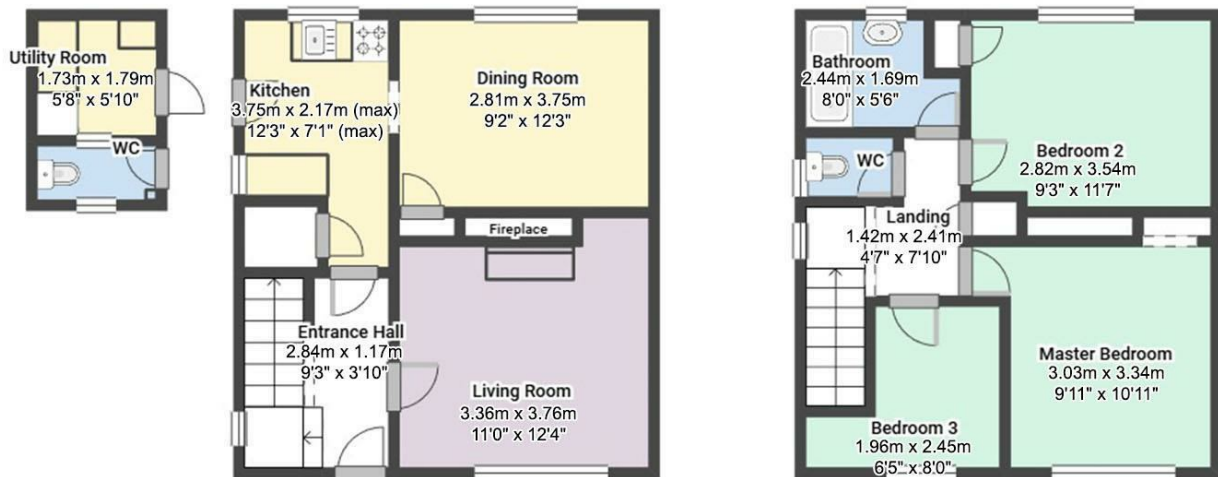
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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