

# HoldenCopley

PREPARE TO BE MOVED

Owen Avenue, Long Eaton, Derbyshire NG10 2FR

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Guide Price £300,000 - £325,000

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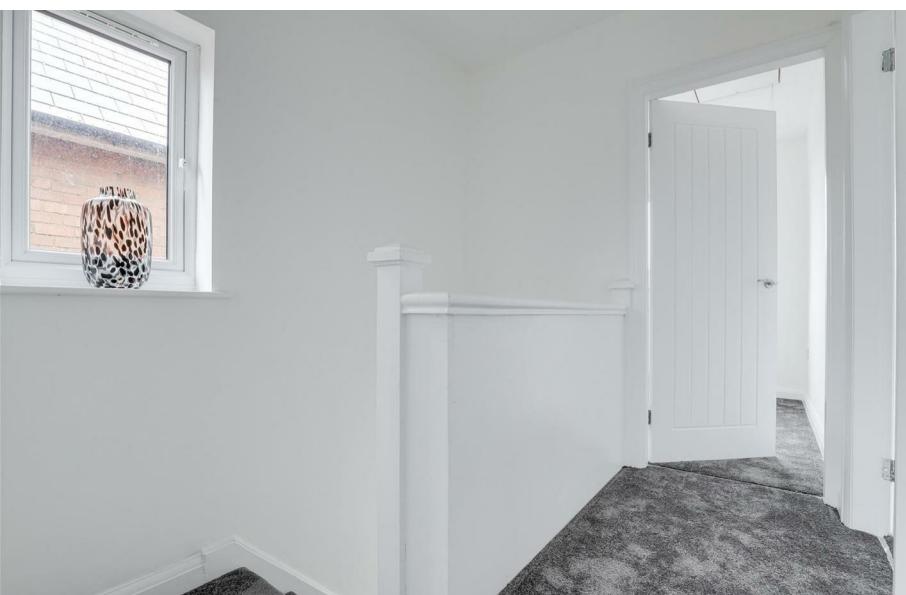
GUIDE PRICE £300,000 - £325,000

NO UPWARD CHAIN...

This three-bedroom detached house has been thoughtfully updated, with recent renovations, rewiring, and a new heating system throughout. Step through the characterful arched doorway into the welcoming hallway, flowing seamlessly into the front lounge. The room is filled with natural light from the bay window and features a stylish electric fireplace, creating a warm and inviting space. A convenient downstairs WC completes the ground floor. At the rear, the kitchen diner has been designed with both style and practicality in mind, featuring integrated appliances and a sleek finish. The space is ideal for family meals or entertaining, with double French doors opening onto the garden and patio. Upstairs, there are two double bedrooms and one single. The master benefits from a front-facing bay window overlooking the peaceful street, while the second bedroom enjoys glorious views over the rear fields. The third bedroom, also at the front, is perfectly suited for a child's room, guest room, or home office. The family bathroom is fitted with a double sink, providing convenience for busy mornings. Externally, the property offers a newly paved driveway with off-road parking for several vehicles, side access to the rear garden, and a rear space that includes a patio seating area, lawn, two sheds, a greenhouse, fenced boundaries, and stunning countryside views. Situated in the popular residential town of Long Eaton, the home is close to schools, local shops, parks, and excellent transport links, with easy access to the A52, M1, and A50.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay Fronted Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Newly Renovated Throughout
- Views Over Open Fields
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'11" x 6'1" (5.18m x 1.86m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and French obscure doors providing access into the accommodation.

### W/C

2'9" x 5'5" (0.84m x 1.66m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, and tiled flooring.

### Living Room

11'5" x 13'10" (3.50m x 4.23m)

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

### Kitchen/Diner

17'10" x 13'11" (5.46m x 4.25m)

The kitchen/diner has a range of fitted base and wall units with worktops, an under-mounted sink with a swan neck mixer tap, an integrated oven, ceramic hob, recessed spotlights, a radiator, a recessed chimney breast alcove, tiled splashback, tiled flooring, two UPVC double glazed windows to the side and rear elevation, and French doors opening to the rear garden.

## FIRST FLOOR

### Landing

6'6" x 7'7" (1.99m x 2.33m)

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

### Bedroom One

11'1" x 14'7" (3.40m x 4.47m)

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

### Bedroom Two

11'0" x 13'6" (3.36m x 4.13m)

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

### Bedroom Three

8'4" x 6'7" (2.55m x 2.02m)

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

### Bathroom

9'1" x 6'5" (2.79m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, twin wall-mounted wash basins, a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway with off road parking for multiple cars, and access to the rear garden.

### Rear

To the rear of the property is a patio setting area, a lawn, two sheds, a green house, a fence panelled boundary, and benefits from open countryside views.

## 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 C

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.

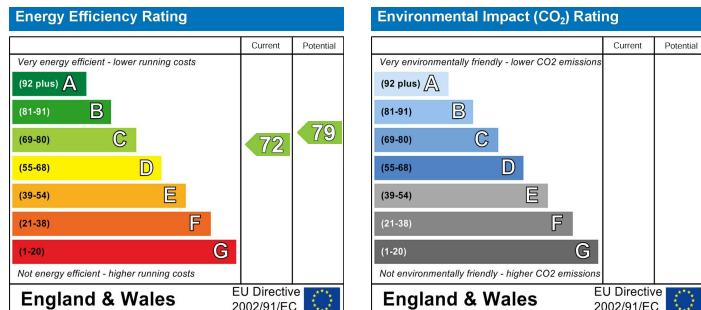
The vendor has advised the following:

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.

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Not energy efficient - higher running costs

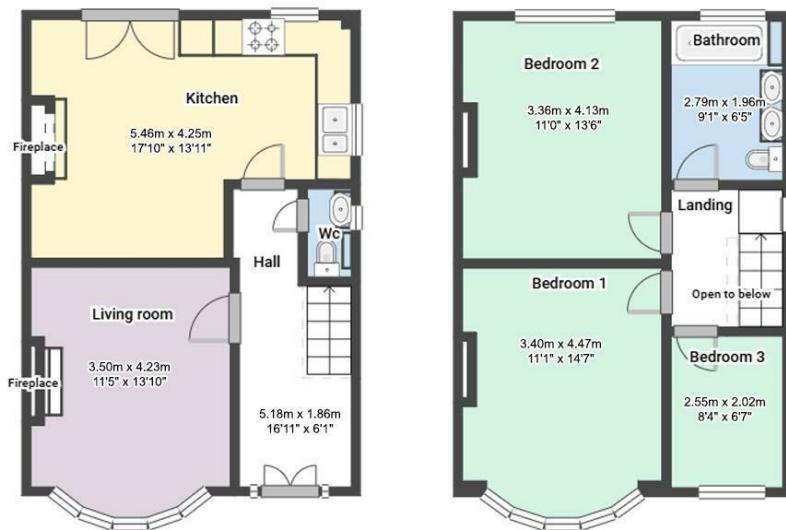
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

England & Wales

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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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