

# HoldenCopley

PREPARE TO BE MOVED

Cleveland Avenue, Long Eaton, Derbyshire NG10 2BT

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£295,000

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## NO UPWARD CHAIN...

Presenting a fantastic opportunity, this three-bedroom detached bungalow offers a blank canvas with abundant potential and the added benefit of no upward chain. Nestled in a sought-after location, residents will enjoy proximity to various local amenities including the Attenborough Nature Reserve, shops, and convenient transport links. Internally, the accommodation comprises of an entrance hall, two large reception rooms, a fitted kitchen benefiting from a pantry and a separate utility room. The property is complete with two double bedrooms and a bathroom suite. Upstairs on the first floor is a further double bedroom benefiting from an en-suite. Externally, to the front is a driveway providing ample off-road parking, with access to the garage for additional storage or parking needs. To the rear, a south-facing garden awaits with a lawn and plants and shrubs.

MUST BE VIEWED





- Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Bathroom & En-Suite
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'1" x 7'3" (4.00m x 2.22m)

The entrance hall has carpeted flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and front elevation and a single UPVC door providing access into the accommodation.

### Utility Room

7'4" x 6'0" (2.25m x 1.83m)

The utility room has laminate wood-effect flooring, fitted base units with a worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

### Kitchen

11'0" x 10'5" (3.36m x 3.19m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, partially tiled walls, tiled flooring, open access to the pantry, a UPVC double-glazed window to the side elevation and a single door providing access from the entrance hall.

### Pantry

8'7" x 3'1" (2.63m x 0.96m)

The pantry has partially tiled walls, tiled flooring, ample storage space and a UPVC double-glazed obscure window to the rear elevation.

### Hallway

The hallway has carpeted flooring, a radiator and ceiling coving.

### Living Room

17'6" into bay x 13'7" into bay (5.34m into bay x 4.16m into bay)

The living room has wooden flooring, ceiling coving, a feature fireplace and two UPVC double-glazed bay windows to the front and side elevations.

### Dining Room

15'2" into bay x 10'9" (4.64m into bay x 3.30m)

The dining room has carpeted flooring, two radiators, ceiling coving, UPVC double-glazed windows to the side elevation and a single UPVC door to provide access to the garden.

### Master Bedroom

11'7" x 16'5" into bay (3.54m x 5.02m into bay)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the side elevation.

### Bedroom Two

13'11" into bay x 12'6" (4.26m into bay x 3.83m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a vanity storage unit with a wash basin and a UPVC double-glazed bay window to the front elevation.

### Bathroom

9'10" x 7'6" (3.01m x 2.30m)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk-in shower with a shower fixture, a radiator, a wall-mounted electric heater, two in-built storage cupboards, partially tiled walls, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

## FIRST FLOOR

### Landing

the landing has original wood flooring and an in-built storage cupboard.

### Bedroom Three

18'6" x 16'7" (5.66m x 5.06m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, access to the en-suite, a Velux window and UPVC double-glazed window to the side elevation.

### En-suite

8'11" x 6'9" (2.73m x 2.08m)

The en-suite has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, carpeted flooring, access to the loft and a Velux window.

## OUTSIDE

## Front

To the front of the property is a driveway providing off-road parking, access to the garage that provides ample storage space, courtesy lighting, a range of shrubs and a brick-wall boundary.

## Rear

The rear garden has a lawn, a range of plants and shrubs and a brick-wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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.

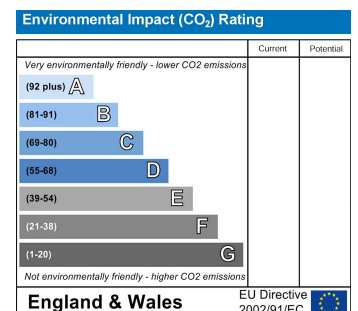
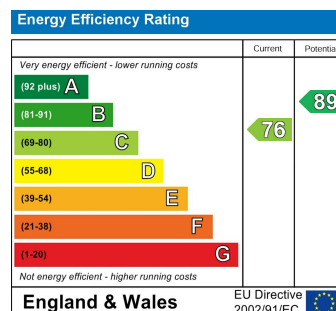
The vendor has advised the following:

Property Tenure is Freehold

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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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