

HoldenCopley

PREPARE TO BE MOVED

Carlin Close, Breaston, Derbyshire DE72 3EJ

£250,000

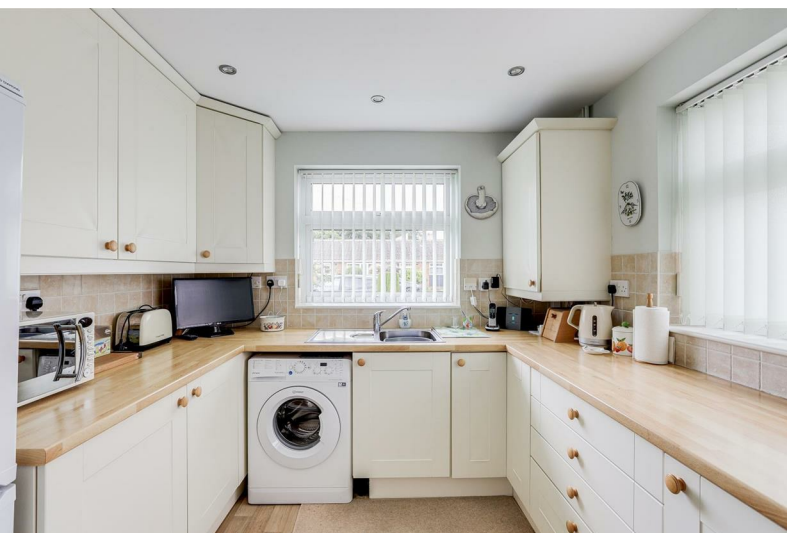
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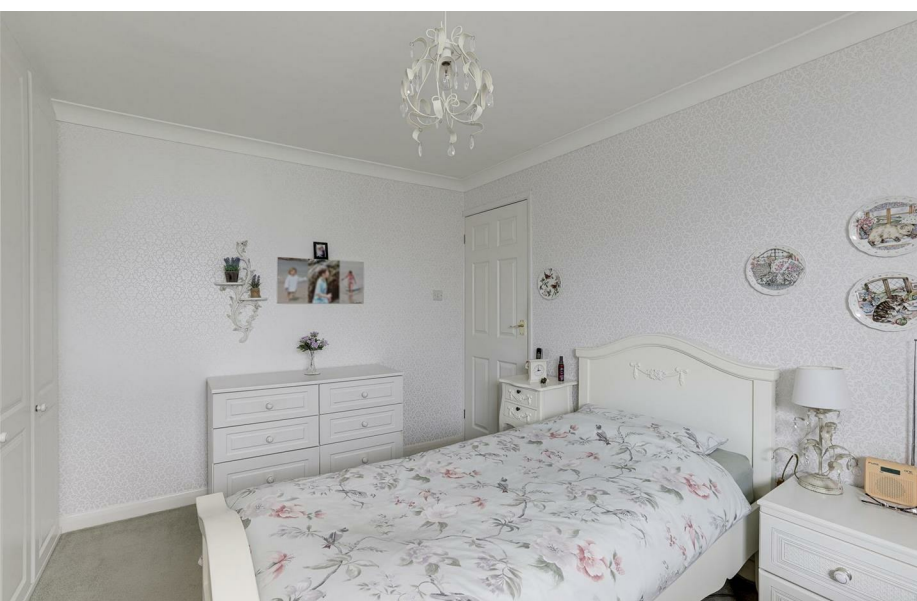


POPULAR LOCATION...

This two-bedroom semi-detached bungalow is situated in a popular location and benefits from a range of local amenities, including shops, schools, and recreational facilities, providing convenience for everyday living. Excellent transport links make it easy to access nearby towns and cities. Upon entering, you'll find an entrance hall that seamlessly leads into a well-appointed kitchen, designed to cater to all your culinary needs. Adjacent to the kitchen is a spacious living/dining room, offering a bright and airy atmosphere, featuring a large window that floods the room with natural light, creating a welcoming environment. Both bedrooms feature fitted wardrobes, offering ample storage space. The second bedroom provides access to the conservatory, where you can sit and enjoy views of the rear garden. Completing the layout is a stylish shower room. Outside, the front of the property boasts a driveway providing off-road parking for multiple cars also with a carport, access to the garage, and a garden area with a lawn and a variety of plants and shrubs. To the rear, you'll find an enclosed, low-maintenance private garden featuring a decked seating area, decorative paved and gravel areas, and a range of plants and shrubs, a perfect space to sit and enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Stylish Shower Room
- Driveway & Garage
- Low-Maintenance Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

9'5" x 8'8" (max) (2.89m x 2.65m (max))

The entrance hall has carpeted flooring, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard, access to the loft and a single UPVC door providing access into the accommodation.

Kitchen

10'5" x 8'7" (max) (3.19m x 2.64m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven & gas hob, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, vinyl flooring, a wall-mounted electric heater and two UPVC double-glazed windows to the front and side elevation.

Living/Dining Room

16'10" x 10'7" (5.14m x 3.25m)

The living/dining room has carpeted flooring, two radiators, ceiling coving, a dado rail, two ceiling roses, a feature fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

Master Bedroom

12'1" x 10'0" (max) (3.69m x 3.06m (max))

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted floor-to-ceiling wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8'9" x 8'9" (2.67m x 2.67m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted floor-to-ceiling wardrobes and a single UPVC door providing access to the conservatory.

Conservatory

14'1" x 7'10" (4.31m x 2.39m)

The conservatory has carpeted flooring, a polycarbonate roof, UPVC double-glazed windows surround and a sliding patio door opening out to the rear garden.

Shower Room

6'1" x 5'5" (1.86m x 1.67m)

The shower room has a concealed low level flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a radiator, tiled walls, a wall-mounted electric heater, vinyl flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, a carport, gated access to the rear and a garden area with a lawn and a range of plants and shrubs.

Garage

17'2" x 8'3" (5.24m x 2.52m)

The garage has courtesy lighting, power points, ample storage space, an obscure window to the side elevation and an up-and-over door.

Rear

To the rear is an enclosed low-maintenance private garden with a decked area, a decorative paved and gravel area, a range of plants and shrubs and fence panelling and 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 100Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government states this is a medium flood risk area.

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.

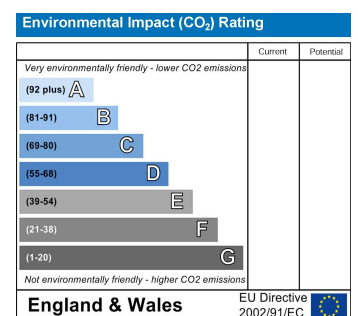
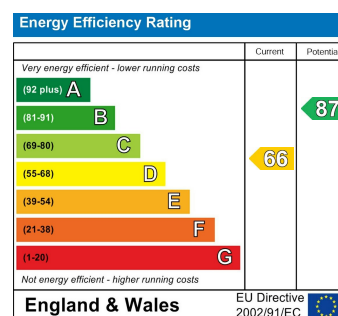
The vendor has advised the following:

Property Tenure is Freehold

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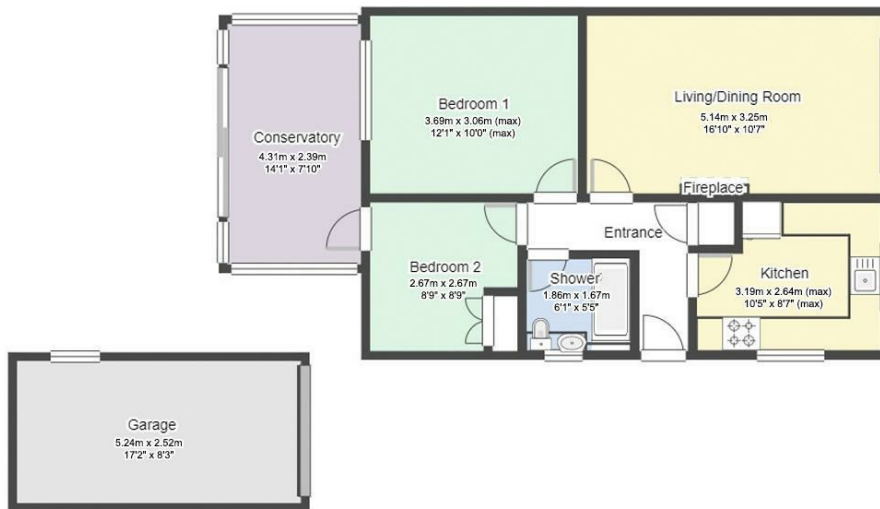
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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