

HoldenCopley

PREPARE TO BE MOVED

Douglas Road, Long Eaton, Derbyshire NG10 4BE

Guide Price £240,000

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GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

This three bedroom detached dormer bungalow offers an abundance of space whilst being well presented throughout, perfect for any first time or family buyers alike. The property has widened doors for easy access, ample storage space and benefits from being sold to the market with no upward chain, ready to move straight into! Situated in a sought after location within reach of various local amenities and facilities that Long Eaton has to offer as well as being within close proximity to local schools, shops and excellent transport links. To the ground floor is an entrance hall, a spacious living room, a fitted kitchen/diner, a modern shower room and to the first floor are the additional two bedrooms. Outside to the front of the property is a large driveway and a car port providing ample off road parking and to the rear is a well presented, south facing garden.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Shower Room & Combi Boiler
- Well Presented Throughout
- Ample Storage Space
- Driveway & Car Port
- Large South Facing Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

9'2" x 10'9" (2.8 x 3.3)

The entrance hall has vinyl flooring, a wall mounted radiator, carpeted stairs, a UPVC double glazed obscure window and a UPVC double glazed obscure door providing access into the accommodation

Living Room

16'4" x 10'5" (5.0 x 3.2)

The living room has carpeted flooring, two wall mounted radiators, a wall mounted electric fire, a TV point and two UPVC double glazed windows to the front and side elevation

Kitchen

14'9" x 12'1" (4.5 x 3.7)

The kitchen has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a corner fitted stainless steel double sink with mixer taps, partially tiled walls, an integrated oven, an integrated dishwasher, an integrated fridge, space and plumbing for a washing machine, space for a tumble dryer, space for a dining table, a UPVC double glazed window and single door to the rear elevation

Master Bedroom

10'9" x 9'6" (3.3 x 2.9)

The main bedroom has carpeted flooring, two wall mounted radiators and a UPVC double glazed window to the front elevation

Shower Room

9'6" x 6'6" (2.9 x 2.0)

The shower room has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a vanity wash basin with storage, an electric shaving point, a walk-in shower with a wall mounted rainfall shower and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

5'10" x 6'6" (1.8 x 2.0)

The landing has carpeted flooring, two built-in cupboards housing the boiler and providing ample storage space and provides access to the first floor accommodation

Bedroom Two

11'9" x 11'1" (3.6 x 3.4)

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

Bedroom Three

10'9" x 9'10" (3.3 x 3.0)

The third bedroom has carpeted flooring, a wall mounted radiator, a loft hatch and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a large driveway providing and car port ample off road parking

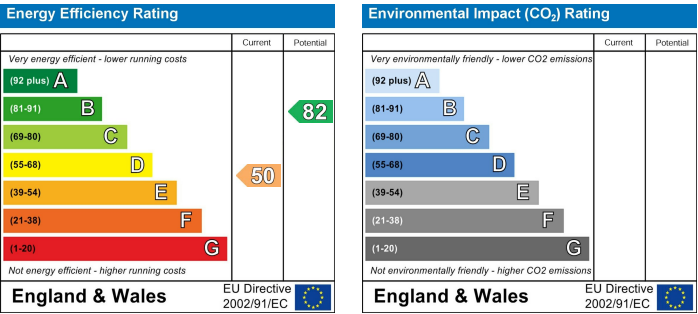
Rear

To the rear of the property is a large south facing garden with a decked seating area, a ramp leading down to the lawn, a patio area, decorative gravel, a range of plants and shrubs, a hedged border and panelled fencing

DISCLAIMER

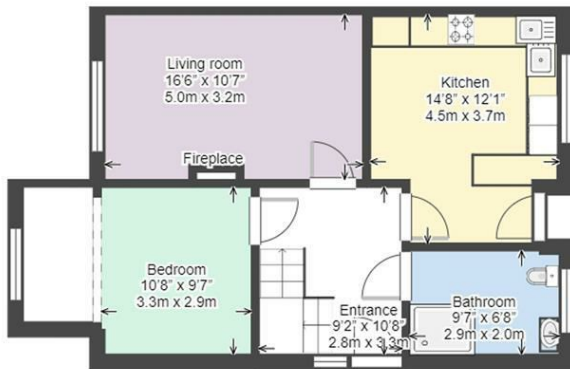
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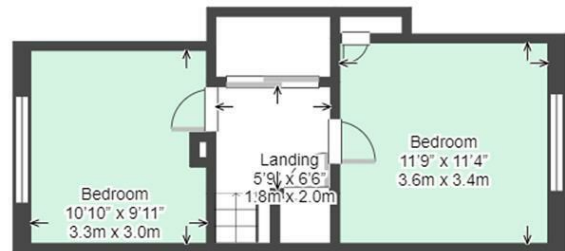
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Approx. Gross Internal Area of the Ground floor:
634.32 Sq Ft - 58.93 Sq M

Approx. Gross Internal Area of the Entire Property:
953.04 Sq Ft - 88.54 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
318.72 Sq Ft - 29.61 Sq M

Approx. Gross Internal Area of the Entire Property:
953.04 Sq Ft - 88.54 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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