

# HoldenCopley

PREPARE TO BE MOVED

Turner Road, Long Eaton, Nottinghamshire NG10 3GP

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**Guide Price £350,000 - £375,000**

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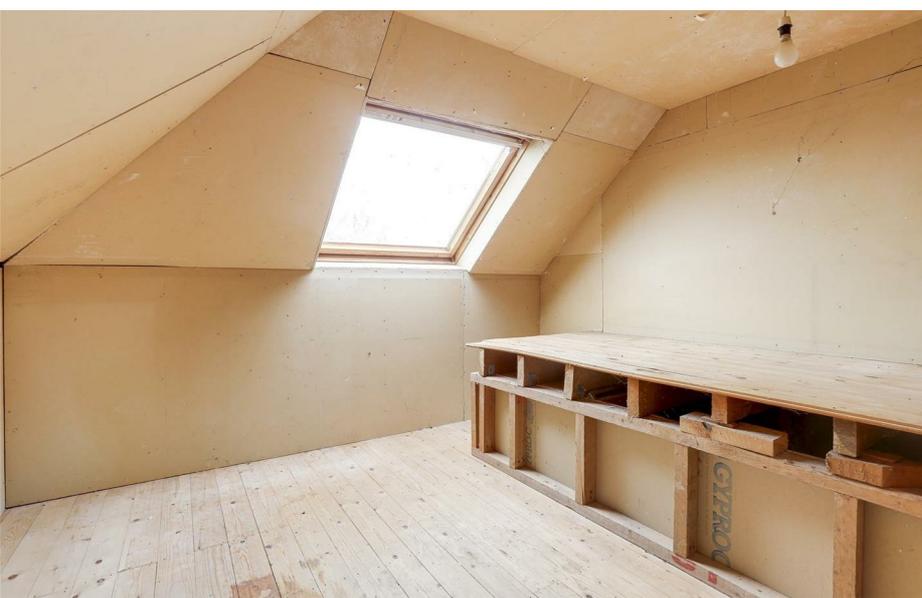
GUIDE PRICE £350,000 - £375,000

NO UPWARD CHAIN...

This dormer bungalow offers an exciting opportunity for investors or anyone looking to renovate, personalise, and create their dream home. Situated in a popular location, the property is conveniently placed close to a wide range of shops, great schools, and transport links, making it a fantastic long-term purchase with huge potential. The ground floor comprises an entrance hall, a family room, a spacious living room featuring double French doors that open out onto the garden, a fitted kitchen, three double bedrooms, and a four-piece bathroom suite. The first floor hosts a large master bedroom, along with access to a storage room—ideal for conversion into an en-suite or walk-in wardrobe—as well as entry to a substantial eaves storage area. Outside, the property benefits from a driveway leading to a garage, providing ample off-road parking. To the rear, you will find a private garden complete with a paved patio seating area, two greenhouses, and a large detached outbuilding. The garden also backs onto a pond, offering lovely open views and a tranquil backdrop. With plenty of scope and endless possibilities, this property is one not to be missed.

MUST BE VIEWED





- Detached Dormer Bungalow
- Four Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Four Piece Bathroom Suite
- Off-Road Parking & Garage
- Generous Rear Garden With Detached Outbuilding
- Popular Location
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

27'11" x 4'0" (8.53m x 1.22m)

The entrance hall has exposed wooden floorboards, a radiator, coving and a single wooden door providing access into the accommodation.

### Family Room

11'8" x 9'10" (3.58m x 3.01m)

The family room has exposed wooden floorboards, a radiator, coving and double French doors into the living room.

### Living Room

16'4" x 14'7" (5.00m x 4.45m)

The living room has a window to the rear elevation, exposed wooden floorboards, a radiator, coving and double French doors providing access out to the garden.

### Kitchen

18'9" x 11'4" (5.73m x 3.47m)

The kitchen has a range of fitted base and wall units with worktops, tiled splashbacks and a breakfast bar, an integrated double oven, a hob, a stainless steel sink with two drainers, space and plumbing for a washing machine, space for an under the counter fridge, exposed wooden floorboards, a radiator, coving, a window to the rear elevation and a single door providing access out to the garden.

### Bedroom Two

12'7" x 11'9" (3.86m x 3.60m)

The second bedroom has a bay window to the front elevation, exposed wooden floorboards, a radiator, fitted wardrobes with over the head cupboards and a dressing table and coving.

### Bedroom Three

12'5" x 11'8" (3.81m x 3.57m)

The third bedroom has a bay window to the front elevation, exposed wooden floorboards, a radiator and coving.

### Bedroom Four

11'9" x 9'1" (3.59m x 2.77m)

The fourth bedroom has a window to the side elevation, exposed wooden floorboards, a radiator and coving.

### Bathroom

11'8" x 7'4" (3.57m x 2.26m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed over the head rainfall shower, tiled flooring, partially tiled walls, a dado rail, a radiator, a heated towel rail, an extractor fan, coving and an obscure window to the side elevation.

## FIRST FLOOR

### Master Bedroom

16'5" x 15'5" (5.01m x 4.71m)

The main bedroom has four skylight windows, exposed wooden floorboards, a radiator and fitted wardrobes and drawers.

### Storage Space

10'11" x 10'0" (3.34m x 3.07m)

The storage space has a skylight window and exposed wooden floorboards.

### Eaves Storage

20'4" x 7'4" (6.20m x 2.24m)

The eaves storage has a skylight window and exposed wooden floorboards.

## OUTSIDE

### Front

To the front is a garden with lawned areas and a driveway leading to a garage.

### Rear

To the rear is a private garden with a paved patio seating area, two greenhouses, a large detached outbuilding and fence-panelled boundaries.

## 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 & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Medium chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

## 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.

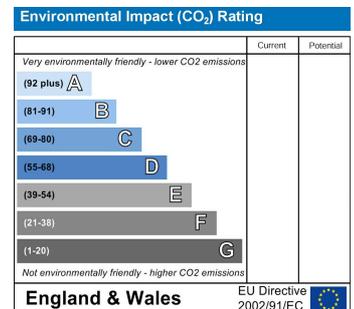
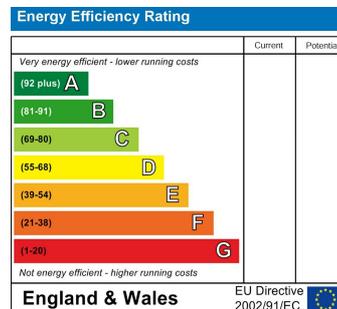
The vendor has advised the following:

Property Tenure is Freehold

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

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