

HoldenCopley

PREPARE TO BE MOVED

Quorndon Crescent, Long Eaton, Nottinghamshire NG10 1AL

Guide Price £225,000

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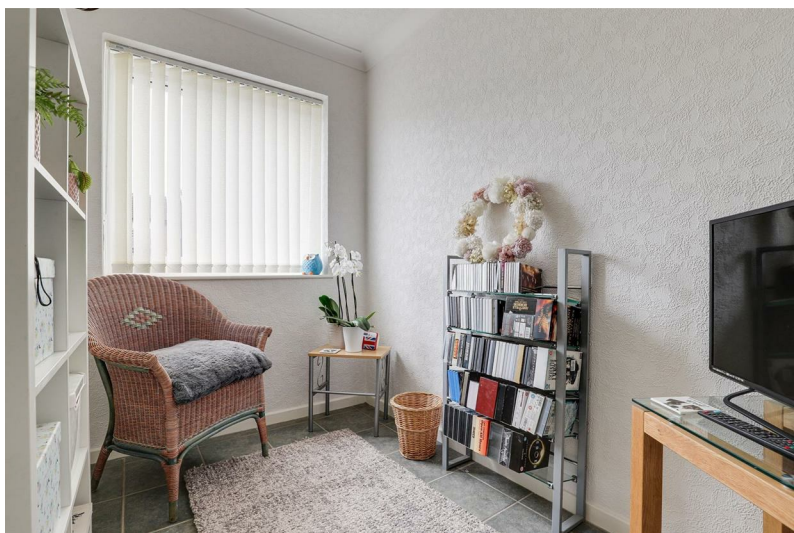


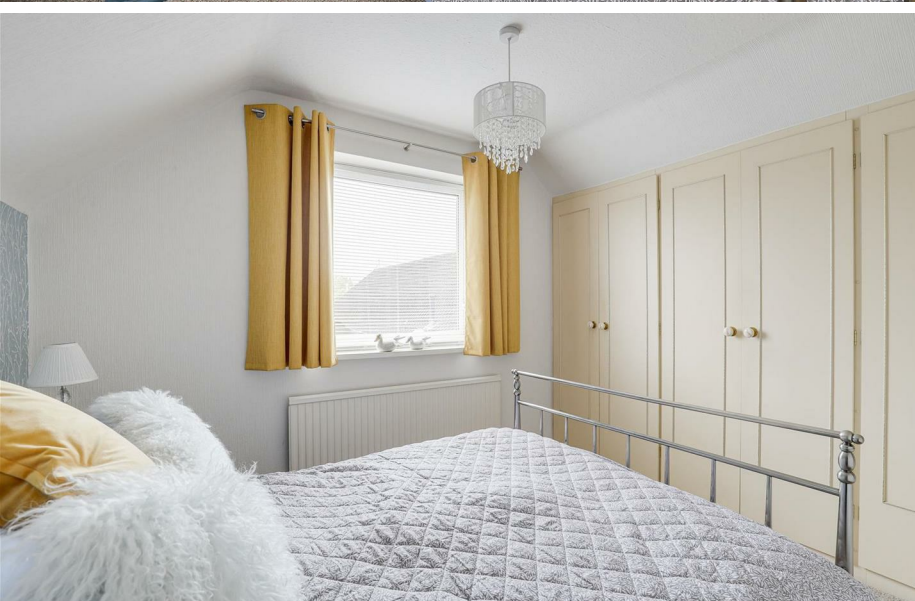
GUIDE PRICE £225,000 TO £235,000

POPULAR LOCATION...

Nestled in the heart of Long Eaton, this delightful two-bedroom semi-detached home offers a harmonious blend of comfort, convenience, and modern living. As you step inside, you are welcomed by a warm and inviting hallway that leads you to the ground floor accommodation where you will find a versatile third bedroom, which can easily double as a home office or study, providing flexibility to suit your needs. Adjacent to this is a tastefully appointed bathroom. Further along the hallway, you'll discover a well-equipped fitted kitchen, thoughtfully designed to inspire culinary creativity. Its efficient layout and ample storage space ensure a pleasurable cooking experience for any chef. Next to the kitchen is a spacious and bright living room, offering a comfortable setting for both relaxation and entertainment. Double doors lead seamlessly into the dining room, creating an open and interconnected atmosphere, perfect for hosting gatherings with family and friends. Venturing upstairs, the first floor houses two generously sized bedrooms. Externally, this property is equally as impressive. At the front, you will find a low maintenance garden creating an attractive and welcoming entrance. Additionally, a private driveway offers off-street parking for your vehicles, ensuring a stress-free arrival home. The rear of the property unveils a serene outdoor space, perfect for enjoying the outdoors in privacy. A paved patio seating area provides an idyllic spot for alfresco dining or simply relaxing with a book and a cup of tea. The lawned garden, complemented by vibrant border flower beds and shrubs, adds a touch of nature to the surroundings, providing an enchanting backdrop. Access to the garage offers convenience and extra storage space, catering to all your practical needs. Situated in a sought-after location just a stone's throw away from various local amenities, attractions and easy access to the M1.

MUST BE VIEWED





- Semi Detached
- Two Bedrooms
- Bedroom Three/Study
- Bathroom
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Front & Rear Gardens
- Off Street Parking & Garage
- Well Presented Throughout





GROUND FLOOR

Hall

5'11" x 15'10" (1.81m x 4.83m)

The hall provides access into the ground floor accommodation and has tiled flooring, a radiator, two floor to ceiling frosted double glazed windows to the front elevation, an understairs storage cupboard, carpeted stairs to the first floor accommodation and a composite door providing access into the accommodation.

Bedroom Three / Study

6'2" x 8'5" (1.88m x 2.57m)

This space has tiled flooring, a radiator, cornice to the ceiling and a UPVC double glazed window to the front elevation.

Bathroom

6'5" x 6'3" (1.96m x 1.93m)

The bathroom has vinyl flooring, fully tiled walls, an extractor fan, a radiator, a low level W/C, a wash basin, an electric shower with a shower screen and folding low level shower screen doors and an obscured UPVC double glazed window to the side elevation.

Kitchen

10'6" x 9'6" (3.21m x 2.92m)

The kitchen has wood-effect flooring, partially tiled walls, a range of wall, drawer and base units with worktop above, an integrated hob with an extractor hood over, a stainless steel sink and a half with a drainer and mixer tap, space and plumbing for a washing machine, space for an undercounter fridge, a wall mounted boiler, an integrated double oven, a UPVC double glazed window to the side elevation, a UPVC double glazed window to the rear elevation and a UPVC door to the side elevation.

Living Room

11'7" x 13'10" (3.55m x 4.23m)

The living room has carpeted flooring, a chimney breast with an inset log burner, a TV point, a radiator, a UPVC door providing access to the rear garden and double doors into the dining room.

Dining Room

11'8" x 8'7" (3.57m x 2.63m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring, eaves storage and a UPVC double glazed window.

Bedroom One

9'8" x 9'11" (2.96m x 3.04m)

The first bedroom has carpeted flooring, a radiator, a range of fitted wardrobes and a UPVC double glazed window to the front elevation.

Bedroom Two

8'9" x 13'9" (2.67m x 4.21m)

The second bedroom has carpeted flooring, a radiator, a storage cupboard and a UPVC double glazed window.

OUTSIDE

Front

To the front of the property there is a low maintenance garden laid to slate chippings, border flower beds and shrubs, a block paved pathway, a block paved driveway providing off street parking and a wrought iron gate leading to the rear of the property.

Rear

To the rear of the property there is a block paved patio seating area, a lawned garden with border flower beds and shrubs, access into the garage and enclosed by fenced and walled boundaries.

DISCLAIMER

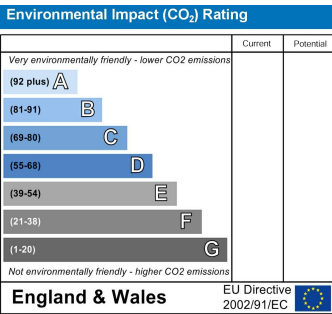
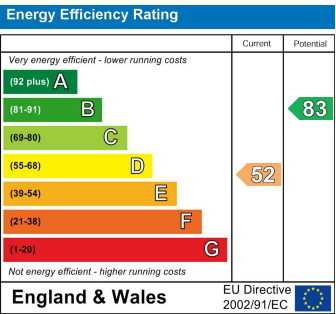
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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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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