

HoldenCopley

PREPARE TO BE MOVED

Recreation Street, Long Eaton, Derbyshire NG10 2DW

Guide Price £325,000 - £375,000

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GUIDE PRICE £325,000 to £350,000

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH STUNNING GARDEN...

This beautifully presented three-bedroom detached house is offered with no upward chain and is ideally positioned close to a range of local amenities, including shops, well-regarded schools, and everyday conveniences. It makes an excellent choice for families or professionals seeking a comfortable and accessible home. The ground floor comprises an entrance hall leading to a spacious reception room with a cosy log burner and ample space for both relaxing and dining. There is also a modern fitted kitchen complete with a breakfast bar, and a versatile utility room/office space with double French doors opening out to the rear garden. Upstairs, the property offers two double bedrooms, a further single bedroom, and a stylish family bathroom. Externally, the front of the property benefits from a double driveway providing off-road parking for two vehicles. To the rear lies a truly impressive, well-established garden, designed with both relaxation and entertaining in mind. It features a large patio seating area, a raised deck, a neat lawn surrounded by mature planting, a tranquil pond with a water feature, and a charming summer house, creating a wonderful outdoor retreat. Set on a generous plot, the property also offers excellent potential for extension (subject to planning permission), making it a home with space to grow.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Utility Room
- Stylish Bathroom
- Double Driveway
- Generous Established Garden With Summer House
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

3'6" x 13'3" (1.08m x 4.06m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, partially panelled walls and a single door providing access into the accommodation.

Reception Room

13'1" x 26'2" (3.99m x 7.98m)

The reception room has laminate wood-effect flooring, a vertical radiator, ceiling coving, two ceiling roses, a feature log burner with a slate tiled hearth, partially panelled walls and two UPVC double-glazed windows to the front and rear elevations.

Kitchen

15'10" x 9'5" (4.83m x 2.87m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, induction hob, an extractor fan & fridge partially tiled walls, a radiator, an in-built cupboard, recessed spotlights, laminate wood-effect flooring, three UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

Utility/Office

5'3" x 16'1" (1.60m x 4.90m)

The utility room has a fitted worktop, space and plumbing for a washing machine & tumble dryer, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

16'8" x 5'9" (5.08m x 1.75m)

The landing has carpeted flooring, a radiator, partially panelled walls, access to the first floor accommodation and access to the loft.

Master Bedroom

10'5" x 13'3" (3.18m x 4.04m)

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

Bedroom Two

11'4" x 12'7" (3.45m x 3.84m)

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

Bedroom Three

9'1" x 6'8" (2.77m x 2.03m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'11" x 10'4" (2.72m x 3.15m)

The bathroom has a low level dual flush W/C, a console table with a counter top wash basin and mixer tap, a panelled bath with a handheld shower head, partially tiled walls, a radiator, recessed spotlights, laminate wood-effect flooring, an in-built cupboard and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking for two vehicles, gated access to the rear garden and a range of plants and shrubs.

Rear

To the rear is generous established garden with a paved patio area, a decked seating area, a lawn bordered by a variety of mature plants and shrubs, a pond with a water feature, a summer house, fence panelling and brick-wall boundaries.

Summer House

7'8" x 10'4" (2.34m x 3.15m)

The summer house laminate wood-effect flooring, partially panelled walls, a UPVC double-glazed window and double doors to provide access.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

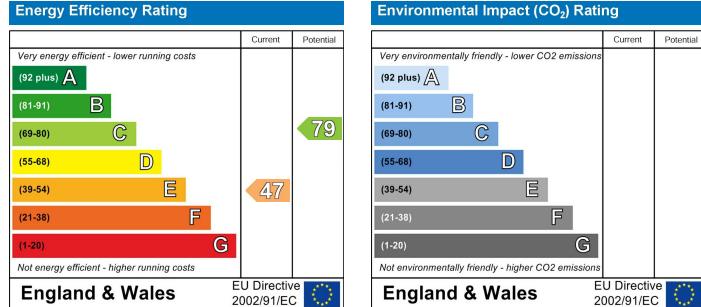
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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