

# HoldenCopley

PREPARE TO BE MOVED

Bostocks Lane, Sandiacre, Derbyshire NG10 5NL

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Guide Price £425,000 - £450,000

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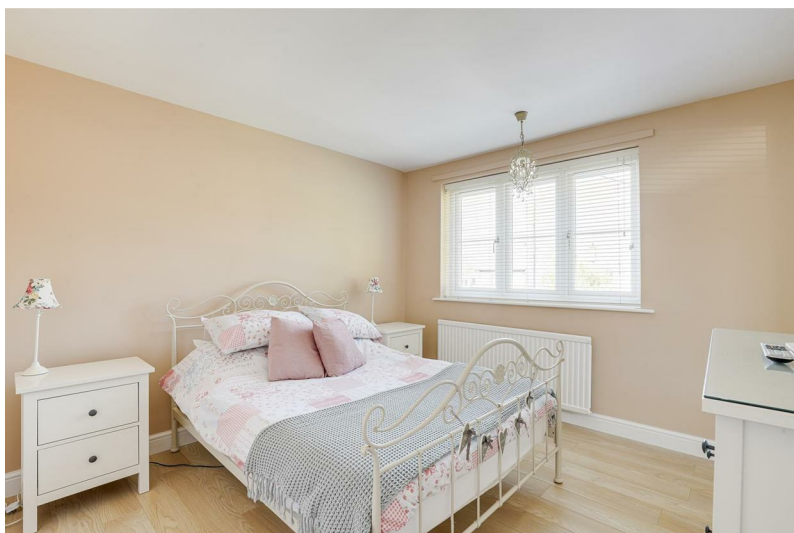


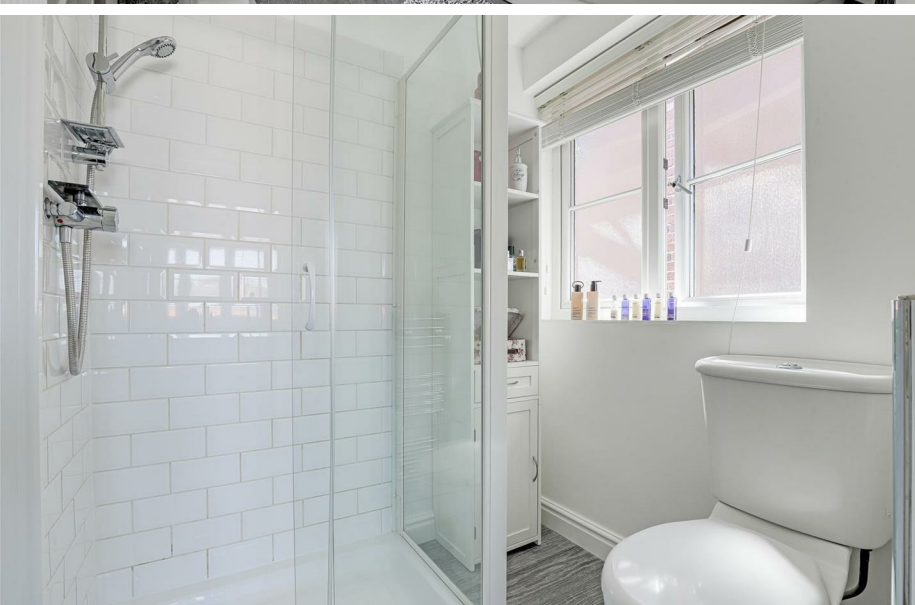
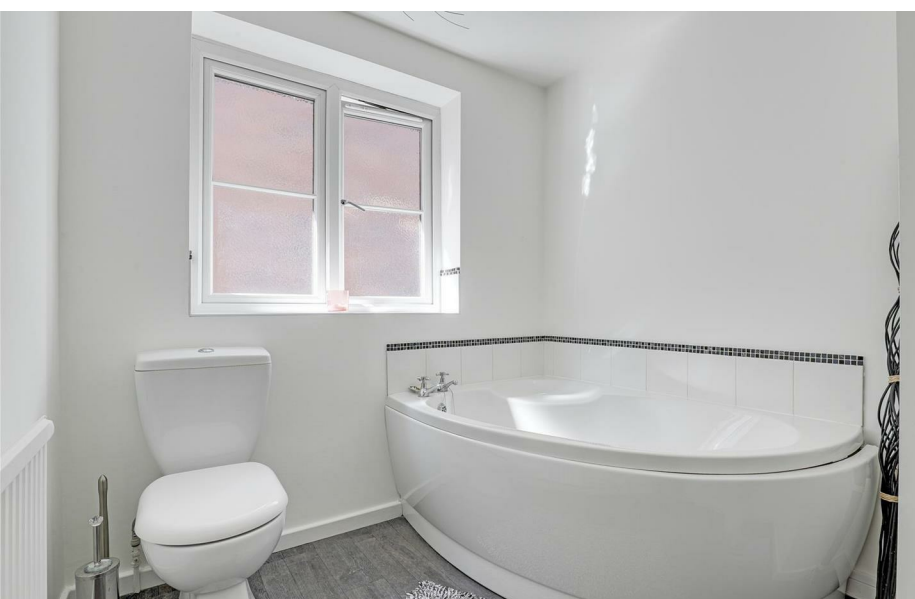
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## WELL-PRESENTED FAMILY HOME...

This four bedroom detached house offers spacious accommodation whilst being exceptionally well-presented and decorated throughout making it the perfect home for any growing family. This much improved home is situated in a rural location with easy access to various local amenities and excellent commuting links via the M1. To the ground floor is an entrance hall, a dining room, a kitchen and a utility room complete with a W/C and a large living room running the full length of the property. The first floor offers a galleried landing providing access into four good-sized bedrooms serviced by two bathroom suites. Outside to the front is a double-width driveway with access into the double garage providing ample off-road parking for multiple cars and to the rear is a private enclosed well-maintained garden benefiting from multiple seating areas and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility & W/C
- Two Bathrooms
- Driveway & Double Garage
- Well-Maintained Garden
- Security Alarm Fitted
- Must Be Viewed









GROUND FLOOR

Entrance Hall

12'7" x 10'4" (3.85m x 3.17m)

The entrance hall has oak-effect laminate flooring, coving to the ceiling, carpeted stairs, a radiator, an in-built under stair cupboard, UPVC double-glazed obscure window panels to the front elevation, and a single composite door providing access into the accommodation.

Dining Room

12'7" x 10'9" (3.85m x 3.29m)

The dining room has a UPVC double-glazed window to the front elevation, oak-effect laminate flooring, coving to the ceiling, a radiator, and a TV point.

Kitchen

12'10" x 10'10" (3.93m x 3.31m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast style sink with a mixer tap, space for a range cooker, an extractor fan and a stainless steel splashback, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door to access the rear garden.

Utility Room

7'10" x 7'9" max (2.41m x 2.38m max)

The utility room has a rolled-edge worktop, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled flooring, tiled splashback and a UPVC double-glazed window to the rear elevation.

WC

10'5" x 7'4" (3.18m x 2.26m)

This space has a low level flush W/C, a pedestal wash basin, tiled splashback, oak-effect laminate flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Living Room

20'9" x 10'11" (6.34m x 3.33m)

The living room has two UPVC double-glazed windows to the front and side elevation, wooden flooring, a TV point, coving to the ceiling, two radiators, and a tiled hearth and wooden mantelpiece.

FIRST FLOOR

Landing

12'10" x 12'5" (3.93m x 3.80m)

The galleried landing has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

10'11" x 10'8" (3.35m x 3.27m)

The main bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, direct access to the fourth bedroom / dressing room, and access into the en-suite.

En-Suite

7'6" x 5'2" (2.30m x 1.58m)

The en-suite has a low level dual flush WC, a vanity unit wash basin with fitted storage, a shower enclosure with a mains-fed shower, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'11" x 9'8" (3.33m x 2.97m)

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

Bedroom Three

10'6" x 8'9" (3.22m x 2.67m)

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

Bedroom Four

10'11" x 9'11" (3.34m x 3.04m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bathroom

7'6" x 6'11" (2.30m x 2.12m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted bath, tiled splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the double garage.

Double Garage

16'5" x 16'4" (5.01m x 4.99m)

The double garage benefits from having power points, lighting, and two up and over doors.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a further block-paved seating area, a range of decorative plants and shrubs, a greenhouse, courtesy lighting, fence panelling, brick boundaries, and gated access,

ADDITIONAL INFORMATION

Broadband Networks Available -

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

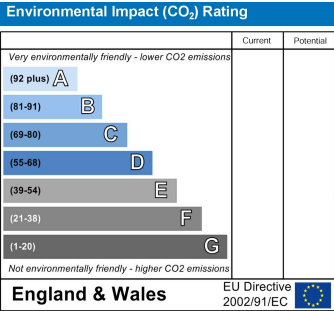
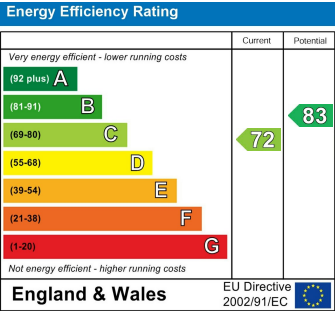
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The vendor has advised the following:  
Property Tenure is Freehold

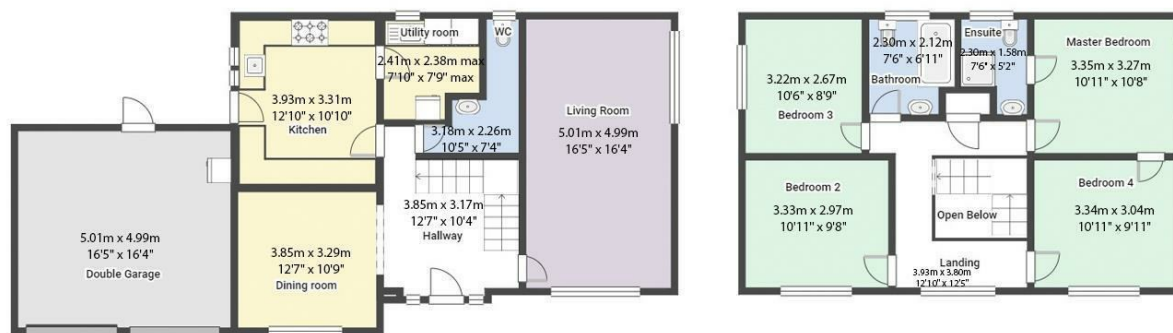
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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