

HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Long Eaton, Derbyshire NG10 4FR

Offers Over £220,000

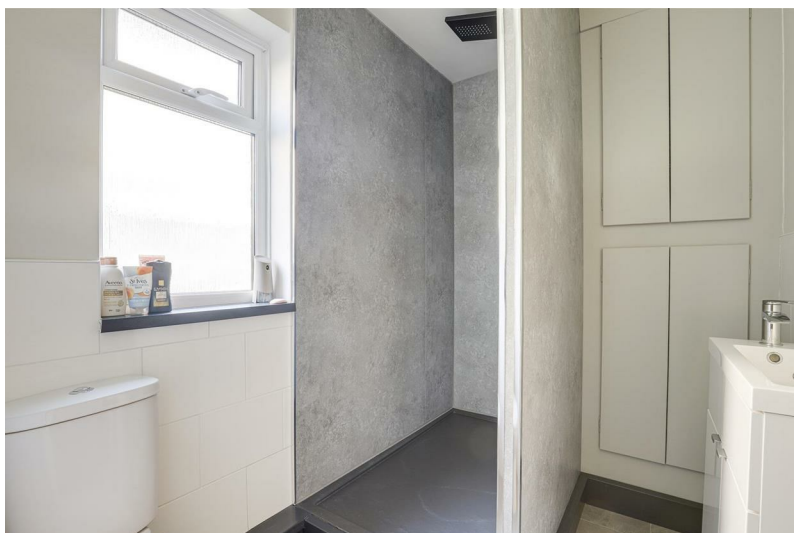
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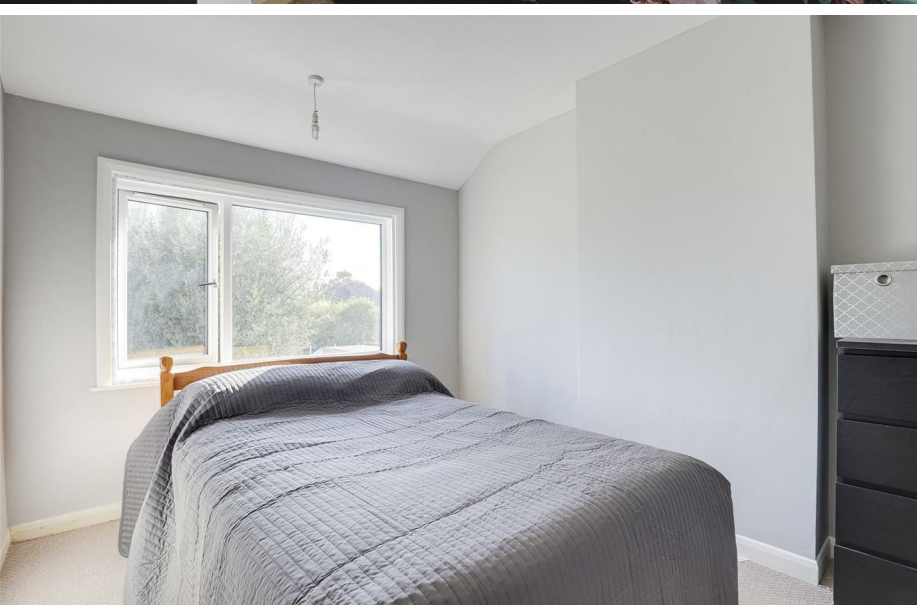


SEMI DETACHED FAMILY HOME...

This well-presented three-bedroom semi-detached home is located in a sought-after residential area, combining comfort, practicality, and modern living. The property enjoys excellent connectivity, with the M1 and A52 close by, allowing for straightforward commuting, while a range of local shops, schools, and amenities are within easy reach, making it ideal for families and professionals alike. The ground floor welcomes you with a bright and inviting entrance hall, leading into a spacious living room that offers a comfortable space for relaxation and entertaining. The fitted kitchen is practical and well-designed, providing ample storage and work surfaces, while a contemporary three-piece shower room completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, each benefiting from natural light and a sense of space. Externally, the property features a block-paved driveway with courtesy lighting and double gated access to the rear garden. The enclosed rear garden is thoughtfully designed for both leisure and entertaining, offering a block-paved patio, a decked seating area, a lawn, and fence-panelled boundaries. There is also convenient access into the garage, providing additional storage or parking space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor Shower Room
- Driveway & Garage
- Enclosed Rear Garden
- Great Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*8" x 3*7" (1.13m x 1.11m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Room

12*8" max x 12*2" (3.87m max x 3.71m)

The living room has a UPVC Double glazed window to the front elevation, a feature fireplace, a TV point, wood-effect flooring, and access into the kitchen.

Kitchen

11*3" x 10*0" (3.44m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, two integrated ovens, gas ring hob and extractor fan, space for an under counter fridge, space and plumbing for a washing machine, a Vertical radiator, recessed spotlights, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and access to the side entrance.

Side Entrance

5*6" x 2*10" (1.69m x 0.87m)

The side entrance has tiled flooring, an in-built cupboard, a UPVC door opening to the side elevation, and access to the shower room.

Shower Room

7*10" x 5*5" (2.40m x 1.66m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted shower tower unit, a Vertical radiator, an in-built cupboard, recessed spotlights, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

6*2" max x 3*6" (1.89m max x 1.09m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13*9" max x 12*2" (4.21m max x 3.73m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

11*3" x 9*5" (3.44m x 2.88m)

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

Bedroom Three

8*0" x 6*3" (2.45m x 1.91m)

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

OUTSIDE

Front

To the front of the property is courtesy lighting, is a block paved driveway, and double gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a block paved patio area, a decked seating area, a lawn, a fence panelled boundary, and access into the garage.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating -Erewash Borough Council - Band A

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.

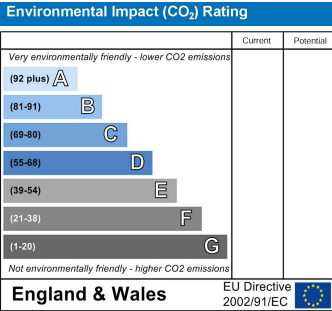
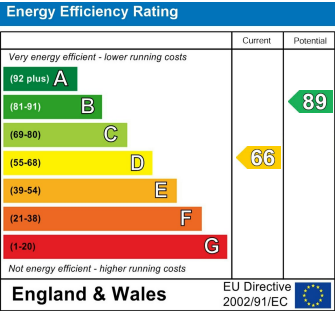
The vendor has advised the following:

Property Tenure is Freehold

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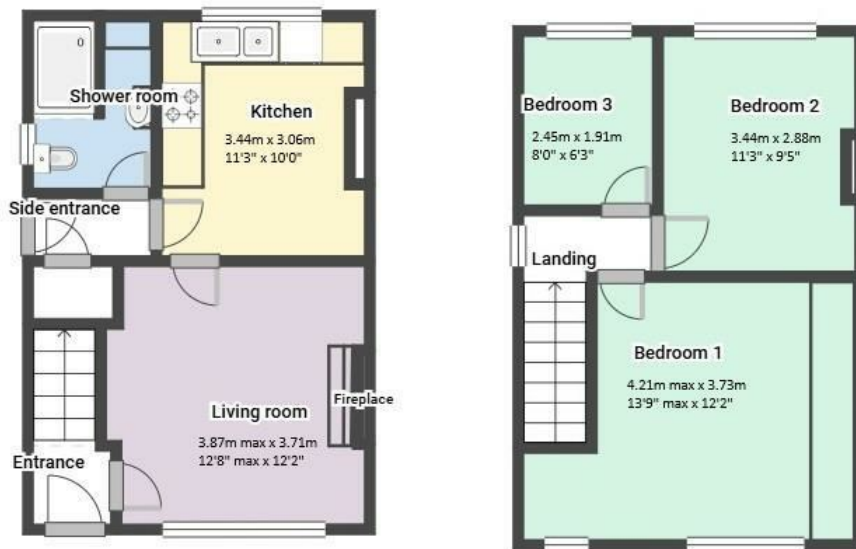
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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.



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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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