

HoldenCopley

PREPARE TO BE MOVED

Turner Road, Long Eaton, Nottinghamshire NG10 3GP

Guide Price £350,000 - £375,000

Turner Road, Long Eaton, Nottinghamshire NG10 3GP

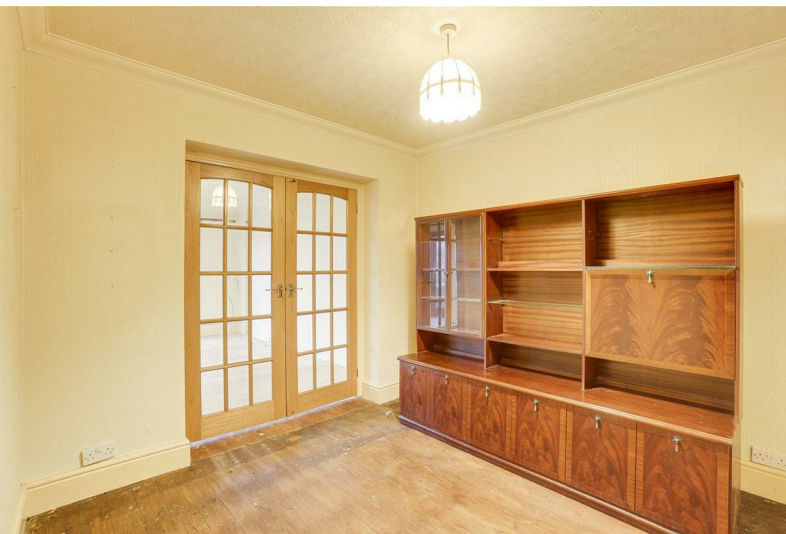


GUIDE PRICE £350,000 - £375,000

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

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Turner Road, Long Eaton, Nottinghamshire NG10 3GP

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 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.