

HoldenCopley

PREPARE TO BE MOVED

Collier Lane, Ockbrook, Derbyshire DE72 3RP

Guide Price £375,000 - £400,000

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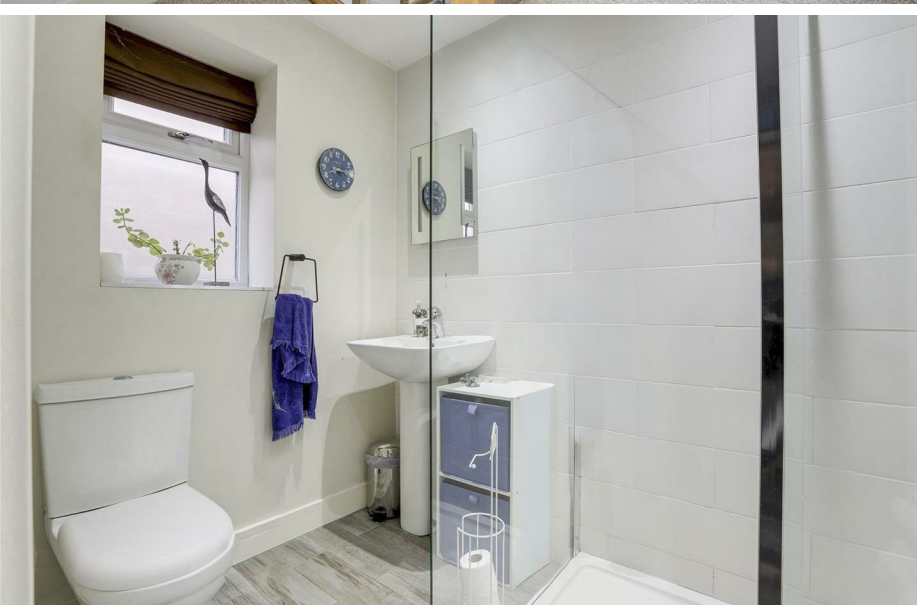
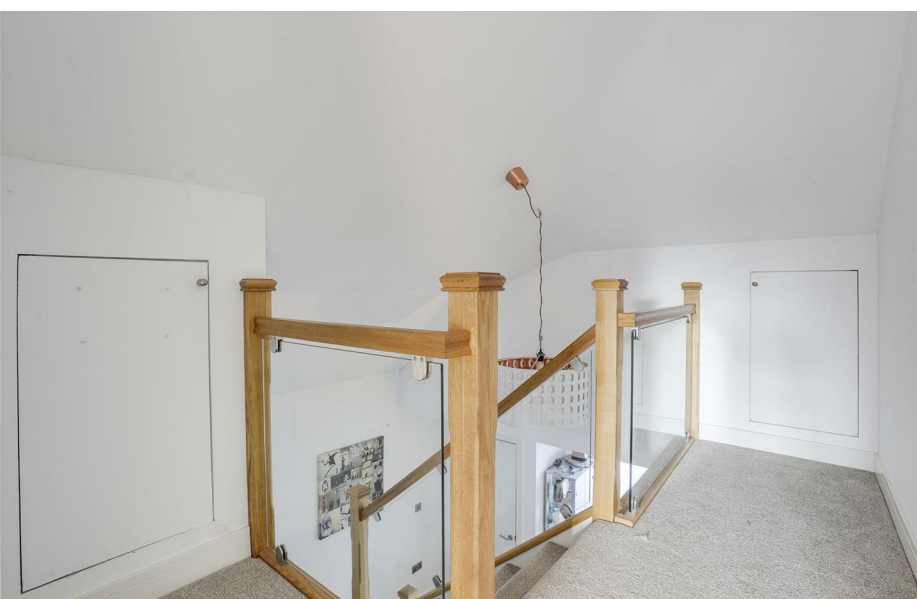
GUIDE PRICE £375,000 - £400,000

NO UPWARD CHAIN...

Welcome to this semi-detached dormer bungalow, perfectly positioned close to open fields and offering convenient access to local amenities and excellent transport links via the A52. This versatile home would suit a range of buyers and provides a well-thought-out layout across two floors. The ground floor comprises a welcoming entrance hall leading into a spacious living room with open access into the fitted kitchen diner, which features French doors opening onto the rear garden. Also on the ground floor is a utility room, a bay-fronted bedroom, and a modern three-piece bathroom suite with under-floor heating. To the first floor, there are two further bedrooms, with the main bedroom benefiting from its own en-suite facilities. Externally, the property offers a well-maintained front garden with shrubs and bushes, an outside tap, outdoor electrical sockets, and a driveway providing access to the rear garden. The rear garden is fully enclosed and features an outdoor tap, external electrics, a decking patio area, steps down to a shed, a lawn, and raised planted areas, all bordered by fence panels and hedging, creating a private and inviting outdoor space.

MUST BE VIEWED





- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- En-Suite To The Main Bedroom
- Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" x 12'1" (4.00m x 3.94m)

The entrance hall has laminate flooring with under-floor heating,, an in-built cupboard, recessed spotlights, a wall-mounted alarm key pad, a full-height obscure window to the front elevation, and a composite door providing access into the accommodation.

Living Room

15'9" x 13'0" (4.81m x 3.98m)

The living room has laminate flooring with under-floor heating,, a TV point, a recessed chimney breast alcove housing a feature fireplace, recessed spotlights, and opening access into the kitchen/diner.

Kitchen/Diner

20'11" x 10'6" (6.40m x 3.21m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, an integrated dishwasher, space for a fridge freezer, space for a dining table, recessed spotlights, laminate flooring with under-floor heating,, a UPVC double glaze window to the rear elevation, and French doors opening to the rear garden.

Utility Room

7'11" x 5'7" (2.42m x 1.72m)

The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, recessed spotlights, an extractor fan, and laminate flooring and under-floor heating, and a UPVC door opening to the side of the property.

Bedroom Two

16'0" x 10'5" (4.88m x 3.19m)

The second bedroom has a UPVC double glazed bay window to the front elevation, carpeted flooring, and under-floor heating.

Bathroom

7'10" x 5'2" (2.41m x 1.58m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted shower fixture, chrome heated towel rail, recessed spotlights, partially tiled walls, and laminate flooring with under-floor heating.

FIRST FLOOR

Landing

12'2" x 10'6" (3.72m x 3.22m)

The landing has carpeted flooring, recessed spotlights, eaves storage, and access to the first floor accommodation.

Bedroom One

19'7" x 12'7" (5.98m x 3.85m)

The first bedroom has two Velux windows, eaves storage, a radiator, carpeted flooring, French door with a Juliet balcony to the rear elevation, and access into the en-suite.

En-Suite

8'0" x 6'9" (2.46m x 2.08m)

The en-suite has a Velux window, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted wash basin, recessed spotlights, a chrome heated towel rail, partially tiled walls, and laminate flooring.

Bedroom Three

10'6" x 9'8" (3.21m x 2.96m)

The third bedroom has a Velux window, a range of fitted wardrobes, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a planted area with shrubs and bushes, an outside tap, outdoor electrical sockets, a driveway, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, external electrics, a decking patio area, steps down to a shed, a lawn, raised planted areas, and a fence panel and hedged boundary.

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

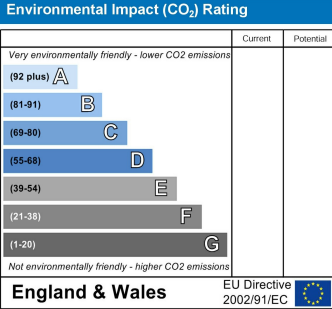
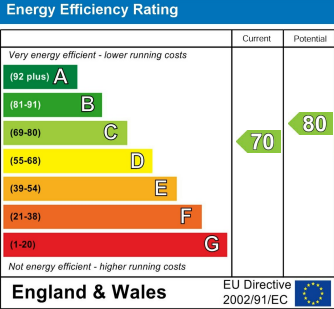
Council Tax Band Rating - Erewash Borough Council - Band D
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

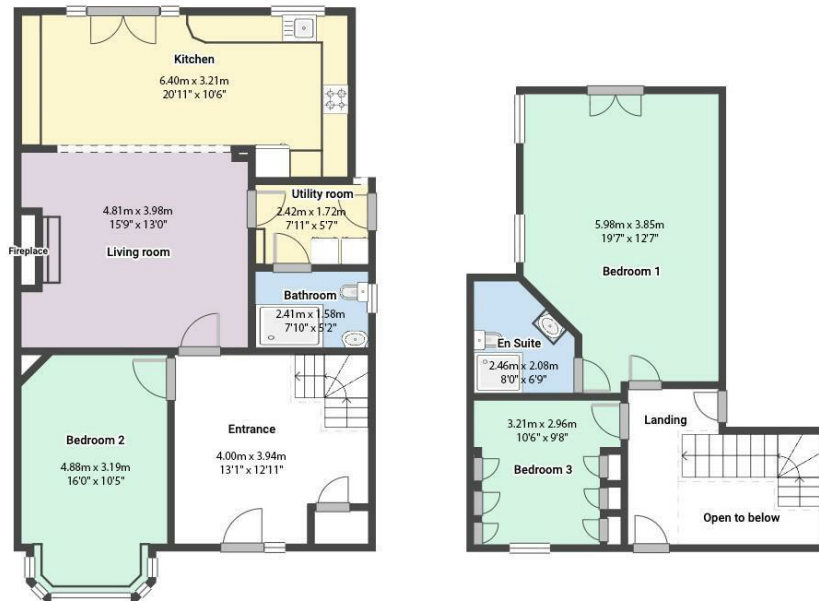
The vendor has advised the following:
Property Tenure is Freehold

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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.





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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