

HoldenCopley

PREPARE TO BE MOVED

Hoselett Field Road, Long Eaton, Derbyshire NG10 1PU

Offers Over £210,000

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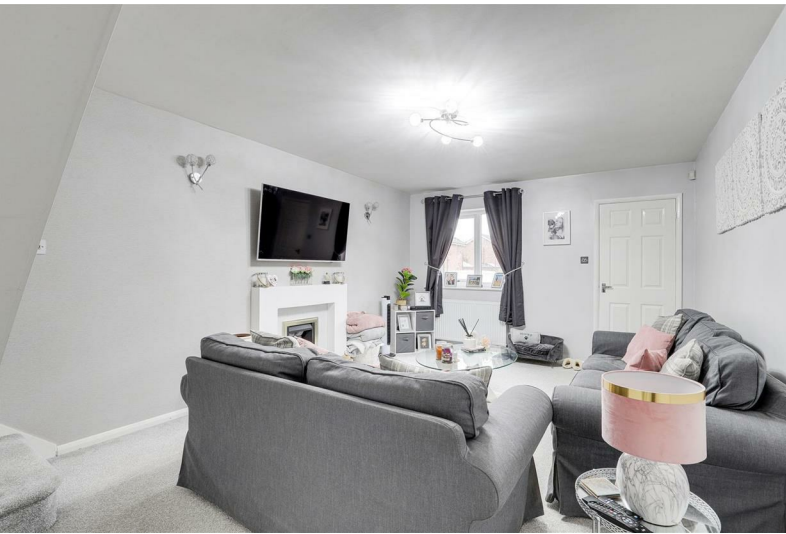


OPEN DAY - SATURDAY NOVEMBER 25TH 11AM - 12PM - CALL TO BOOK YOUR APPOINTMENT

NO UPWARD CHAIN...

Introducing this two double bedroom semi-detached house, which boasts a pristine presentation and an array of new features. This home is perfect for those seeking comfort and modern living. The property's exterior welcomes you with a brand-new driveway, ensuring ample parking and providing excellent curb appeal. As you step inside, you'll be greeted by a welcoming entrance that leads to a spacious living room, perfect for both relaxation and entertainment. The modern fitted kitchen, also newly updated, offers a contemporary and functional space for culinary enthusiasts. The ground floor is wonderfully designed to accommodate all your daily living needs. Moving upstairs, the first floor offers two generously sized bedrooms, each offering ample space for a comfortable night's sleep. The stylish three-piece bathroom suite adds a touch of elegance and convenience to your daily routine. The property also boasts new carpets throughout, ensuring comfort underfoot and a fresh, clean atmosphere. In addition, new central heating guarantees warmth and efficiency during the colder months. Outside, the property features a private enclosed garden, with a bar ideal for entertaining, enjoying outdoor activities and creating lasting memories with family and friends. Situated in the desirable location of Long Eaton, which benefits from excellent transport links, allowing for easy access to Nottingham and other neighbouring areas. A range of amenities, including shops, schools, parks and leisure facilities, are within close proximity, fulfilling all your daily needs.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring and a single door providing access into the accommodation

Living Room

11'10" x 18'4" (3.62m x 5.59m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures and a UPVC double glazed window to the front elevation

Kitchen

8'3" x 11'9" (2.54m x 3.60m)

The kitchen has a range of fitted base and wall units with marble-effect worktops, a sink with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, tiled splashback, laminate flooring, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Bedroom One

11'10" x 9'10" (3.61m x 3.01m)

The main bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front elevation

Bedroom Two

7'10" x 11'9" (2.40m x 3.60m)

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

Bathroom

9'1" x 4'10" (2.78m x 1.49m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a shower screen, a chrome heated towel rail, an in-built storage cupboard, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a stone pebbled surround, a range of plants and shrubs, a bar, courtesy lighting and panelled fencing

DISCLAIMER

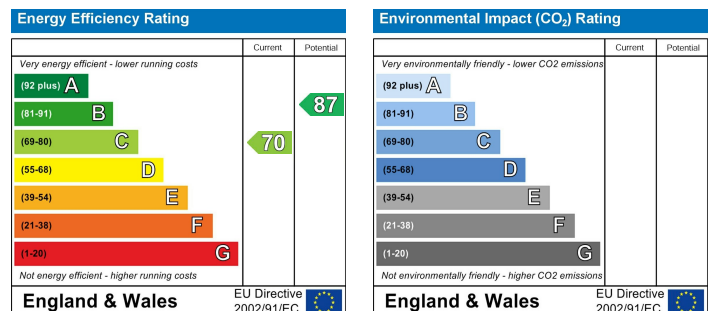
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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0115 8963 699

30 Market Place, Long Eaton, NG10 ILT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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