

# HoldenCopley

PREPARE TO BE MOVED

Quorndon Crescent, Long Eaton, Derbyshire NG10 1AL

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Guide Price £280,000



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GUIDE PRICE: £280,000 - £290,000

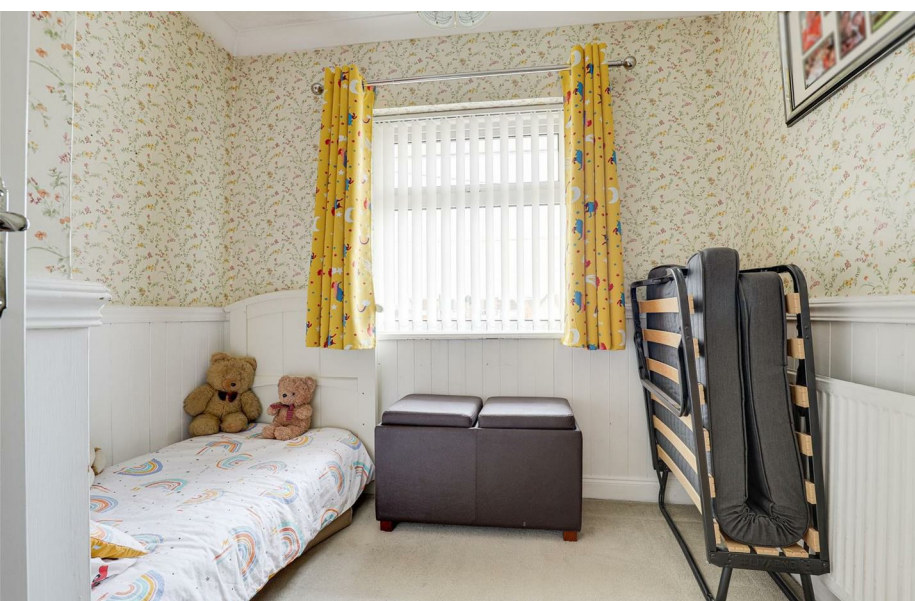
### THE PERFECT FAMILY HOME...

This well-presented and well-maintained three-bedroom semi-detached house offers spacious accommodation, making it an ideal home for any family buyer. Nestled in a quiet cul-de-sac within a sought-after location, the property enjoys easy access to local amenities, leisure centers, shops, and excellent transport links, including Long Eaton Train Station. The ground floor features an inviting entrance hall, a generously sized living room with open access to a dining room, a versatile additional reception room, a fitted kitchen, a convenient W/C, and internal access to the garage/lean-to. Upstairs, the first floor boasts two double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. Outside, the front of the property provides ample parking with a driveway for multiple cars, while the rear showcases a beautifully maintained garden complete with a sheltered patio area, perfect for outdoor relaxation or entertaining.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Garage / Lean-To
- Driveway For Multiple Cars
- Low Maintenance Garden  
With Sheltered Seating Area
- Quiet Cul-De-Sac Location











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

13'7" x 13'5" (4.16m x 4.09m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, a dado rail, and an open arch into the dining room.

Dining Room

9'3" x 9'11" (2.83m x 3.03m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, a dado rail, and double bi-folding doors opening out to the sitting room.

Sitting Room

12'6" x 9'3" (3.82m x 2.84m)

The sitting room has carpeted flooring, coving to the ceiling, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

10'0" x 15'11" (3.06m x 4.87m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Neff double oven, a four ring gas hob with an extractor fan and stainless steel splashback, an integrated fridge freezer, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and an internal door leading into the garage.

W/C

2'9" x 4'1" (0.86m x 1.25m)

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Garage / Lean-To

8'7" x 23'11" (2.63m x 7.29m)

This space has a polycarbonate roof, an in-built cupboard, exposed brick and wood panelled walls, a single door to the garden, and a single door opening out onto the front driveway.

FIRST FLOOR

Landing

6'0" x 8'0" (1.84m x 2.46m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'8" x 13'0" (3.56m x 3.98m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a ceiling fan light, a radiator, and a range of fitted furniture including wardrobes and a dressing table.

Bedroom Two

13'6" x 9'0" (4.14m x 2.76m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a fitted sliding door wardrobe.

Bedroom Three

8'2" x 8'5" (2.51m x 2.58m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, panelled walls, a radiator, and an in-built wardrobe.

Bathroom

5'5" x 8'1" (1.67m x 2.47m)

The bathroom has a concealed flush W/C combined with a sunken wash basin and fitted storage, a 'P' shaped bath with an overhead electric shower fixture and a glass panel shower screen, vinyl flooring, fully tiled walls, a radiator, and two UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars.

Rear

To the rear of the property is a private enclosed garden featuring a sandstone patio area, a timber-framed wooden veranda with polycarbonate ceiling, two artificial lawned areas, raised planters with a range of plants and shrubs, courtesy lighting, fence panelled boundaries, and gated access to the canal walk leading to Trent Lock.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 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+
- Area - Low risk for surface water & rivers / sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

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.

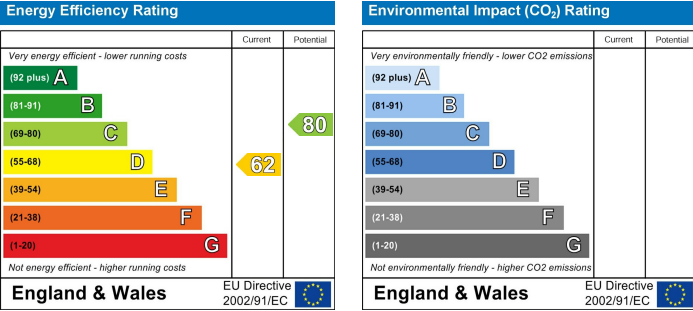
The vendor has advised the following:  
Service Charge in the year marketing commenced (£PA): £0  
Ground Rent in the year marketing commenced (£PA): £15  
Property Tenure is Leasehold. Term: 200 years from 25th March 1964 - Term remaining 140 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

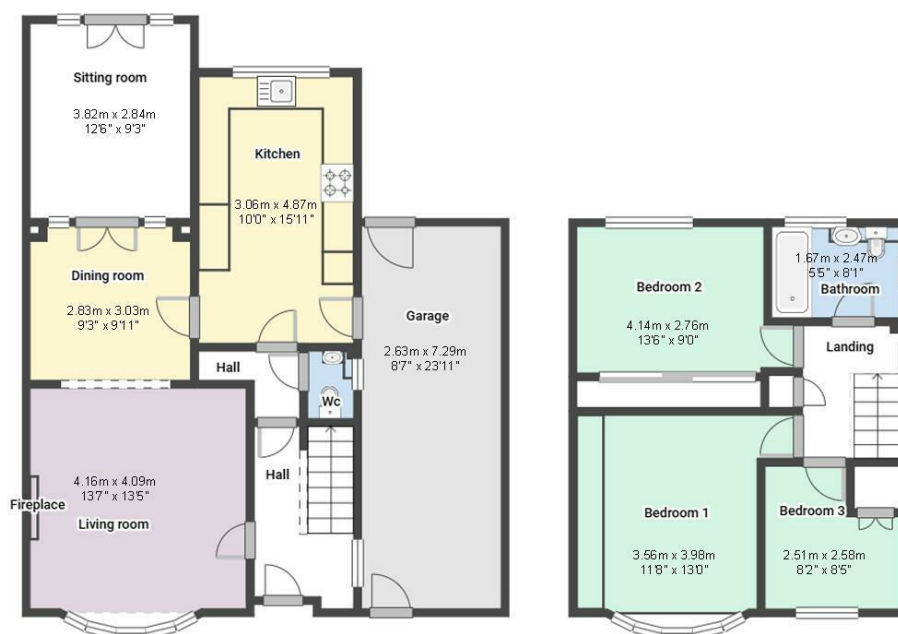
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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