

HoldenCopley

PREPARE TO BE MOVED

Regent Street, New Basford, Nottingham NG7 7BJ

Guide Price £325,000

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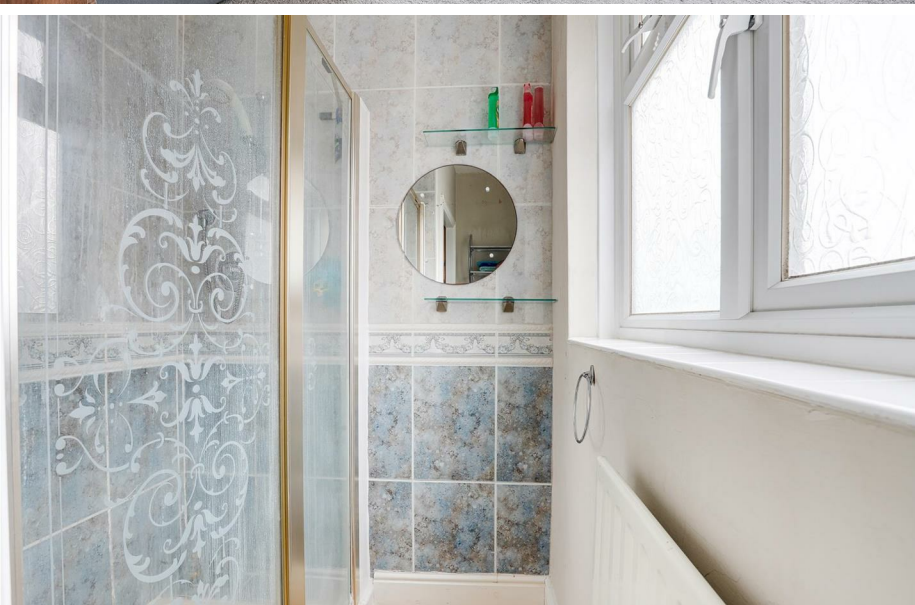
GUIDE PRICE £325,000 - £350,000

PERFECT FOR A RANGE OF BUYERS...

This inviting three-bedroom detached house offers an ideal living space for a diverse range of buyers, seeking a home in the sought-after locale of New Basford. Conveniently situated, the property is in close proximity to an array of shops, schools, eateries, and excellent transport links to the City Centre. The ground floor welcomes you with an entrance hall, leading to a generously sized living room adorned with a captivating feature fireplace. Adjacent is a separate dining room, which opens up through sliding doors to a delightful conservatory. The well-appointed fitted kitchen adds practicality, while an added utility room boasts a modern three-piece shower suite, enhancing functionality. Moving to the first floor, two comfortable double bedrooms are complemented by a well-equipped shower suite and a separate bathroom suite, offering convenience and versatility. The second floor unveils a spacious bedroom featuring ample in-built wardrobes, providing both comfort and storage. Outside, the property boasts a front driveway that easily accommodates multiple vehicles, along with access to a garage for added convenience. The rear of the house reveals an enclosed, low-maintenance garden, perfect for enjoying summer days and evenings. Overall, this appealing three-bedroom detached house presents an excellent opportunity for various buyers to enjoy a comfortable and well-connected lifestyle in the popular New Basford area.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room & Dining Room
- Conservatory & Utility Room
- Two Bathroom Suites & Additional Shower Room
- Rear Enclosed Garden
- Driveway & Garage
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Hallway

24'2" x 5'6" (7.38 x 1.70)

The entrance hall has carpeted flooring and stairs, alarm panel, radiator, beading to the walls and a single UPVC door providing access into the accommodation

Living Room

15'8" x 13'0" into bay (4.79 x 3.97 into bay)

The living room has carpeted flooring, beading to the walls, TV point, recessed chimney breast feature fireplace with a marble effect heart, wooden mantelpiece and a gas fire, radiator and UPVC double glazed bay window to the front elevation

Dining Room

12'11" x 10'7" (3.95 x 3.23)

The dining room has carpeted flooring, beading to the walls, radiator, feature fireplace with a marble effect hearth, wooden mantelpiece and a gas fire and UPVC double glazed doors providing access to the conservatory

Kitchen

16'2" x 8'5" (4.95 x 2.57)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, space for a range master cooker with a over hood extractor, sink and a half with a drainer and mixer taps, space and plumbing for a washing machine and dishwasher, combi boiler, radiator and a UPVC double glazed window to the rear elevation

Conservatory

16'3" x 7'10" (4.96 x 2.39)

The conservatory has wood effect laminate flooring, a range of UPVC double glazed windows, polycarbonate roof and UPVC double glazed French doors providing access to the rear elevation

Utility Room

14'2" x 8'0" (4.34 x 2.46)

The utility room has wood effect laminate flooring, recessed ceiling spotlights, radiator and UPVC double glazed window to the front elevation

Shower Room

8'4" x 4'10" (2.56 x 1.49)

The shower room has tiled flooring, fully tiled walls, recessed ceiling spotlights, chrome wall mounted towel rail, low level dual flush WC, double walk in shower enclosure with a wall mounted mains fed shower, pedestal washbasin with mixer taps and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

8'5" x 6'0" (2.57 x 1.85)

The landing has carpeted flooring, radiator, in-built storage cupboard and provides access to the first floor accommodation

Master Bedroom

13'9" x 12'11" (4.20 x 3.94)

The main bedroom has carpeted flooring, a range of in-built wardrobes, radiator and two UPVC double glazed windows to the front elevation

Bathroom

8'7" x 7'4" (2.62 x 2.25)

The bathroom has wood effect laminate flooring, partially tiled walls, pedestal washbasin with taps, radiator, low level flush WC, corner bath with taps, extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

12'11" x 10'4" (3.96 x 3.16)

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

Landing

13'1" x 6'0" (3.99 x 1.83)

The second landing has carpeted flooring, beading to the walls and a radiator

Shower Room

7'9" x 6'11" (2.37 x 2.13)

The shower room has wood effect laminate flooring, partially tiled walls, radiator and a shower enclosure with a wall mounted shower and UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Bedroom Two

16'8" x 10'8" (5.09 x 3.26)

The second bedroom has carpeted flooring, radiator, a range of in-built wardrobes, loft hatch, UPVC double glazed window to the side elevation and provides access to the second floor accommodation

BASEMENT

Cellar

16'6" x 3'2" (5.05 x 0.98)

The first cellar has stairs providing access to the basement

Cellar

13'0" x 6'3" (3.98 x 1.92)

The second cellar has courtesy lighting

Cellar

13'0" x 9'1" (3.97 x 2.79)

The third cellar has courtesy lighting and a fuse box

Garage

22'0" x 14'11" (6.72 x 4.55)

The garage has courtesy lighting, UPVC double glazed window to the rear elevation, a single UPVC door providing access to the rear garden and an electric garage door

OUTSIDE

FRONT

To the front is a driveway providing ample off street parking, access to the garage with a wall surround and gated access

REAR

To the rear is an enclosed garden with a patio seating area, lawn, a range of decorative plants and shrubs with a wall surround

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

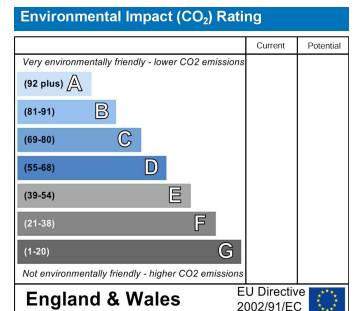
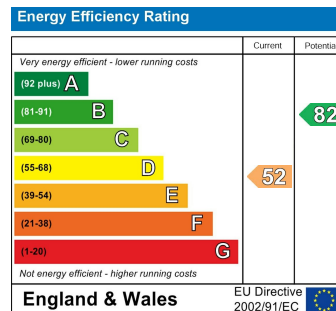
Property Tenure is Freehold

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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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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