

HoldenCopley

PREPARE TO BE MOVED

Nelson Road, Daybrook, Nottinghamshire NG5 6JE

Guide Price £250,000 - £260,000

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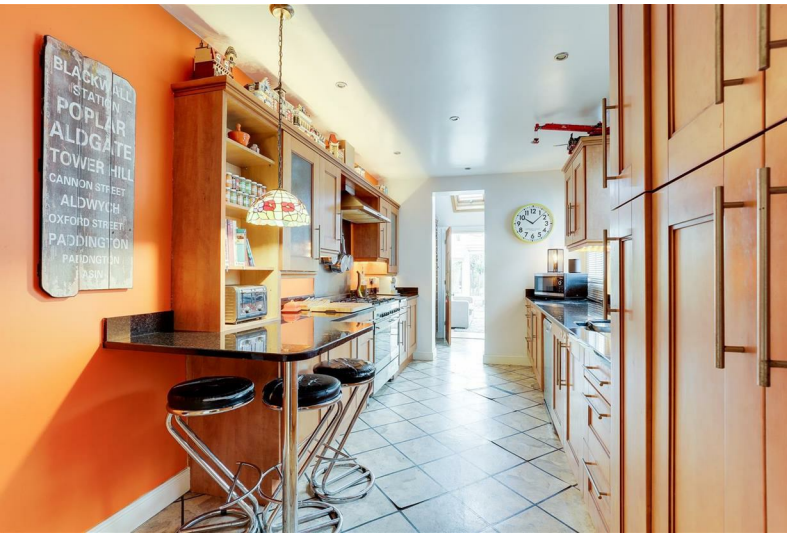


GUIDE PRICE: £250,000 - £260,000

BURSTING WITH CHARACTER...

Nestled in a popular location, this three-bedroom mid-terraced traditional house seamlessly blends charm with practicality, offering deceptively spacious accommodation perfect for both family living and investment opportunities. As you enter through the stained glass front door into the ground floor, you are greeted by an inviting entrance hall that leads to two reception rooms adorned with period feature fireplaces, creating an atmosphere of timeless elegance. The well-presented kitchen, featuring a breakfast bar, is complemented by a utility area, a convenient W/C, and a light-filled conservatory that extends the living space, providing a tranquil retreat. Descending to the cellar adds an extra dimension to the property. The first floor hosts two generously sized double bedrooms and a well-proportioned single, all serviced by a luxurious four-piece bathroom suite. The location of this residence is a key highlight, offering walking distance access to various supermarkets, convenient commuting links, and the plethora of local amenities Arnold has to offer. Additionally, it provides easy access to the City Hospital and City Centre. Permit parking graces the front, while the rear boasts a generously sized garden, providing a serene outdoor escape. This property stands as a testament to a perfect blend of character, space, and convenience in a highly desirable neighborhood.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Utility & W/C
- Conservatory
- Cellar
- Four-Piece Bathroom Suite
- Generous-Sized Garden
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

11'11" x 3'1" (3.65 x 0.96)

The entrance hall has luxury wood-effect flooring, a radiator, a dado rail, carpeted stairs, coving to the ceiling, and a wooden door with a stained-glass insert providing access into the accommodation.

Living Room

14'4" x 11'1" into bay (4.38 x 3.38 into bay)

The living room has a single-glazed bay window to the front elevation, luxury wood-effect flooring, three radiators, a TV point, coving to the ceiling, a picture rail, a ceiling rose, and a feature fireplace with a decorative surround and tiled hearth.

Dining Room

12'11" x 11'5" (3.94 x 3.49)

The dining room has a UPVC double-glazed window to the rear elevation, luxury wood-effect flooring, a radiator, a picture rail, a bespoke-built shelving display unit, and a feature cast-iron fireplace with a decorative surround and tiled hearth.

Kitchen

15'8" x 8'10" (4.80 x 2.70)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, under-cabinet lighting, an inverted stainless steel sink with a mono mixer tap and draining grooves, space for a range cooker with an extractor fan and stainless steel splashback, space for an under-counter appliance, tiled flooring, recessed spotlights, access to the cellar, a vertical radiator, and sliding sash windows to the side elevation.

Utility Room

4'10" x 3'2" (1.49 x 0.99)

The utility room has fitted units, space for a fridge freezer, tiled flooring, and a Velux window.

W/C

4'11" x 3'8" (1.50 x 1.12)

This space has a low level dual flush W/C, a wash basin, tiled splashback, a wall-mounted Worcester combi boiler, tiled flooring, and a single-glazed obscure window to the side elevation.

Conservatory

9'9" x 8'4" (2.99 x 2.56)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

BASEMENT

Cellar

15'7" x 2'10" (4.75 x 0.88)

Cellar

14'6" x 5'6" (4.43 x 1.69)

FIRST FLOOR

Landing

19'11" 5'2" (6.08 1.60)

The landing has carpeted flooring, a dado rail, fitted storage cupboards, recessed spotlights, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

14'8" x 12'0" (4.48 x 3.66)

The main bedroom has two single-glazed windows to the front elevation, carpeted flooring, a ceiling rose, a picture rail, a radiator, coving to the ceiling, and an original open fireplace with a tiled hearth.

Bedroom Two

12'11" x 9'0" (3.95 x 2.76)

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

Bedroom Three

8'9" x 8'7" (2.69 x 2.63)

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

Bathroom

8'10" x 5'10" (2.71 x 1.79)

The bathroom has a high-level flush W/C, a pedestal wash basin, a freestanding double-ended roll top bath with claw feet, central taps and a handheld shower head, a corner fitted shower enclosure with a mains-fed shower, partially tiled and wood-panelled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and a sliding sash window to the side elevation.

OUTSIDE

Front

To the front of the property is a stone brick-built boundary wall, and the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with multiple patio areas, a lawn, a range of established plants and shrubs, railway sleepers, a wooden arch, and fence panelled boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling 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:

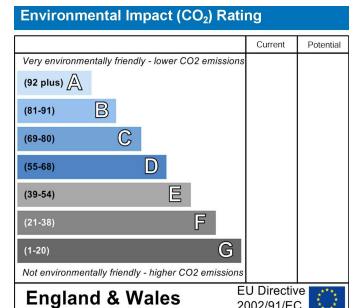
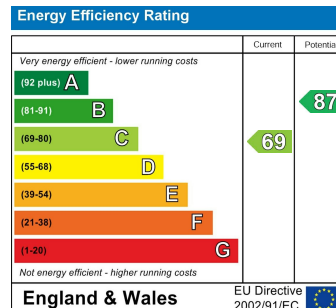
Property Tenure is Freehold

Parking Permit - £38 Per Permit

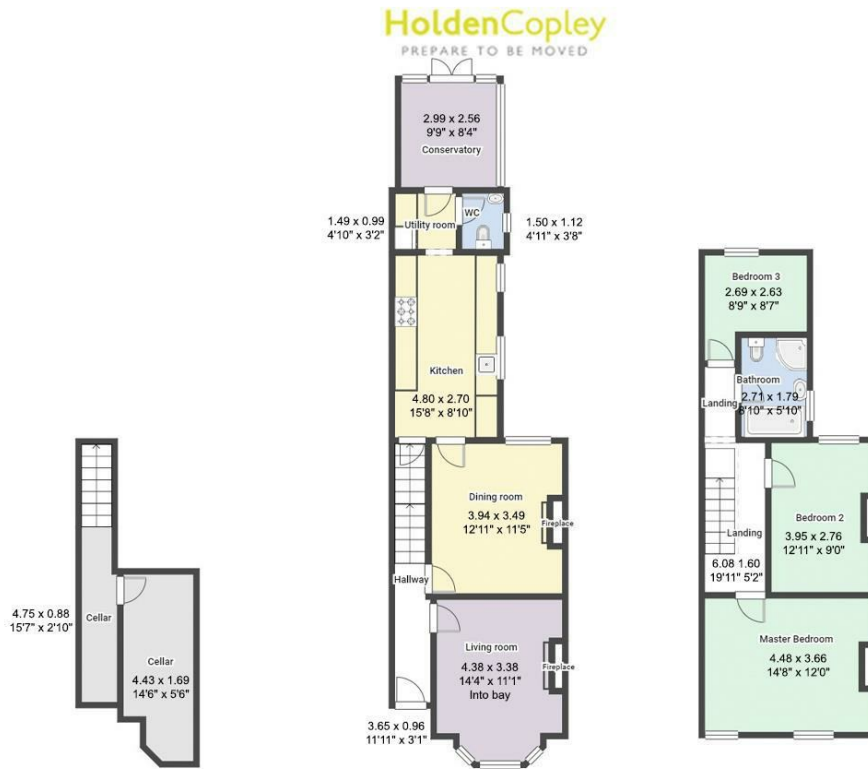
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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