

HoldenCopley

PREPARE TO BE MOVED

Scotland Road, Basford, Nottinghamshire NG5 1JU

£295,000

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NO UPWARD CHAIN...

Nestled in a convenient location, this four-bedroom detached house presents an ideal sanctuary for a growing family. Embracing a palette of neutral hues, the home boasts a welcoming ambiance complemented by generous living spaces. Beyond the threshold lies an inviting entrance hall, leading seamlessly to a contemporary W/C and two adaptable reception rooms, offering versatility for various lifestyle needs. The heart of the home unfolds into a modern fitted kitchen, effortlessly merging with a dining area. Ascending to the first floor unveils four well-proportioned bedrooms, each providing ample space for relaxation and personal retreat. A four-piece fully tiled bathroom suite serves the bedrooms, with the master bedroom further benefitting from an en-suite W/C for added convenience. Outside, the property is adorned with a driveway accommodating multiple vehicles, while the rear reveals a private garden adorned with a raised decking area and lawn. With its strategic proximity to local amenities, excellent transport links, schools, and the City Centre, this residence epitomises contemporary family living with no upward chain, beckoning to be cherished by its fortunate new owners.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Kitchen & Dining Room
- Two Reception Rooms
- Ground Floor & First Floor W/C
- Four-Piece Bathroom Suite
- Driveway
- Private Garden With Decked Seating Area
- Close To Transport Links
- Part Exchange Available (Subject To Terms & Conditions)





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Family Room

11'1" x 10'0" (3.38m x 3.06m)

The family room has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, and recessed spotlights.

W/C

5'1" x 5'1" (1.55m x 1.55m)

This space has a low level flush W/C, a wash basin with fitted storage, an in-built cupboard, a chrome heated towel rail, recessed spotlights, and floor-to-ceiling tiles.

Kitchen Diner

22'3" x 12'0" (6.79m x 3.68m)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink with taps and drainer, an integrated double oven with a gas hob and angled extractor fan, space and plumbing for a washing machine / dishwasher, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation, recessed spotlights, open plan to the dining area, a radiator, and a UPVC double-glazed window rear elevation.

Living Room

16'11" x 14'9" (5.18m x 4.50m)

The living room has wooden flooring, a radiator, recessed spotlights, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built cupboards, a UPVC double-glazed window to the side elevation, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'9" x 8'1" (4.51m x 2.47m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and access into a W/C.

W/C

6'11" x 4'5" (2.12m x 1.36m)

This space has a low level dual flush W/C, a wash basin with a fitted storage cupboard, a chrome heated towel rail, floor to ceiling tiles, a chrome extractor fan, and a singular recessed spotlight.

Bedroom Two

12'1" x 11'1" (3.69m x 3.38m)

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

Bedroom Three

11'2" x 9'11" (3.41m x 3.03m)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, and recessed spotlights.

Bedroom Four

10'11" x 8'2" (3.35m x 2.49m)

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

Bathroom

9'2" x 7'5" (2.80m x 2.28m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a *L* shaped bath with a handheld shower head, a corner fitted shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, a chrome heated towel rail, floor to ceiling tiles, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a block-paved driveway, courtesy lighting, and gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden with a raised decking area, steps leading down to a lawn, various established trees, plants and shrubs, courtesy lighting, hedged borders, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
100 Mbps (Highest available upload speed)

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

DISCLAIMER

Part Exchange Available (subject to terms & conditions)

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Nottingham City Council - Band C

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.

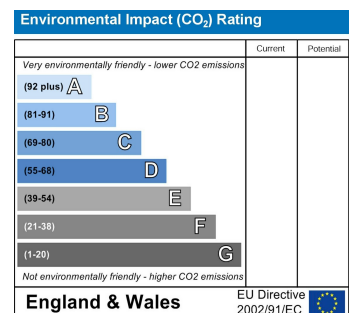
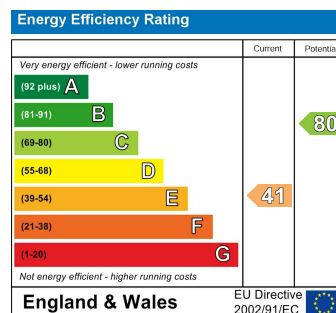
The vendor has advised the following:

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.

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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 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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