

# HoldenCopley

PREPARE TO BE MOVED

Mosswood Crescent, Bestwood Park, Nottinghamshire NG5 5ST

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Offers Over £200,000

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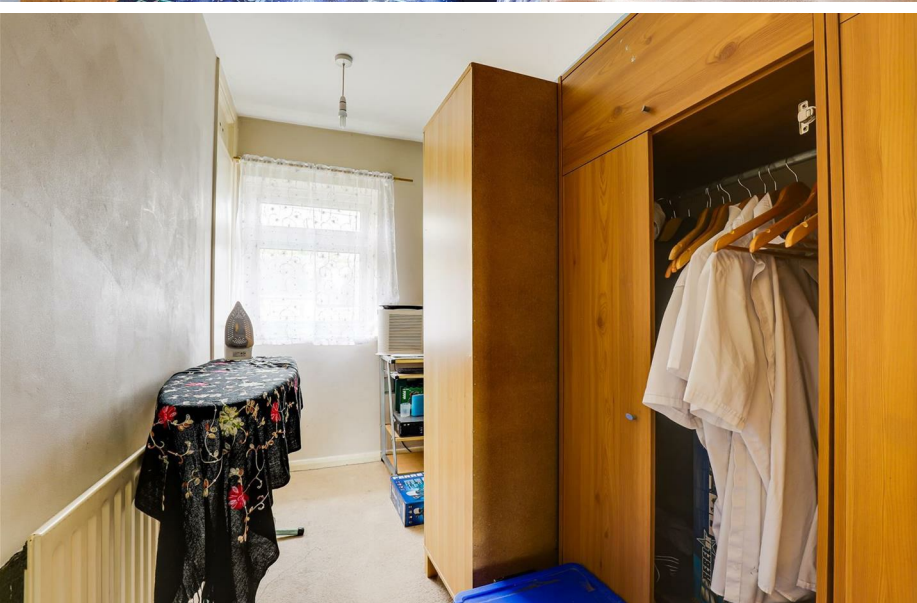


## SPACIOUS SEMI-DETACHED HOUSE...

Nestled on an expansive plot, this three-bedroom semi-detached house offers a blend of spacious interiors and ample outdoor living, making it an irresistible choice for a variety of buyers. Positioned in a quiet location, within easy reach of local conveniences such as the picturesque Bestwood Country Park, schools, and seamless commuting options, this home embodies the epitome of comfortable living. Step inside the inviting entrance hall, leading to a convenient utility area and a well-appointed fitted kitchen. The heart of the home unfolds in the spacious lounge diner, stretching graciously along the length of the house, offering the perfect setting for relaxation or entertaining guests. Ascend to the first floor, where three bedrooms await, serviced by a wet room-style shower suite and a separate W/C. Outside, the property boasts a gated driveway, providing parking for multiple vehicles, while the rear unveils a sprawling south-facing garden. Here, multiple seating areas invite al fresco dining or simply soaking up the sun's rays, whilst a large timber-built shed offer ample storage space for outdoor essentials.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Lounge / Diner
- Kitchen & Separate Utility Area
- Wet Room Style Shower Suite & Separate W/C
- South-Facing Garden With Established Fruit Trees
- Gated Driveway
- Leased Solar Panels
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

8'9" x 3'7" (2.68m x 1.11m)

The entrance hall has vinyl flooring, a radiator, an in-built open cloak area, block-glass windows to the side elevation, and a composite door providing access into the accommodation.

### Utility Area

7'0" x 5'6" (2.14m x 1.70m)

This space has vinyl flooring, fitted cupboards, and an in-built under stair cupboard.

### Kitchen

7'10" x 10'11" (2.39m x 3.33m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven, a four-ring gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, quarry tiled flooring, tiled splashback, a wall-mounted boiler, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

### Lounge/Diner

22'4" x 11'1" (6.83m x 3.39m)

The lounge has a UPVC double-glazed window to the front elevation, wood-effect flooring, two radiators, a TV point, a recessed chimney breast alcove with log-burning stove, wooden beam and tiled surround, space for a dining table, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

3'0" x 9'8" (0.92m x 2.95m)

The landing has carpeted flooring, in-built cupboards, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

11'4" x 10'3" (3.47m x 3.14m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

### Bedroom Two

10'7" x 11'2" (3.25m x 3.42m)

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

### Bedroom Three

11'5" x 5'8" (3.49m x 1.74m)

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

### Shower Room

4'10" x 7'3" (1.48m x 2.21m)

This space has a pedestal wash basin, a wet room style shower enclosure, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

### W/C

7'3" x 2'8" (2.21m x 0.82m)

This space has a low level flush W/C, exposed wooden and vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a gated driveway providing ample off-road parking, a lawned area, further gated access to the rear garden, and hedged borders.

### Rear

To the rear of the property is an enclosed south-facing garden with a patio area and pathway, a lawn, various plants and shrubs, two established plum trees, an apple tree, three pear trees, one large timber-built shed (20ft long x 11ft wide), a large dog kennel, courtesy lighting, raised planters, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

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+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

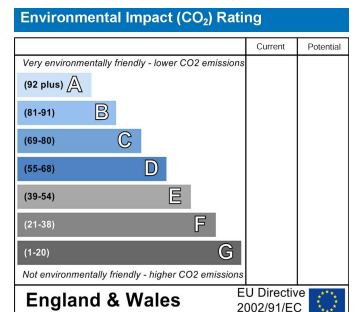
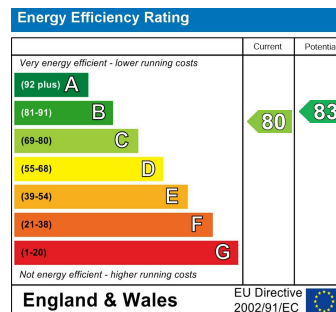
The vendor has advised the following:

Property Tenure is Freehold

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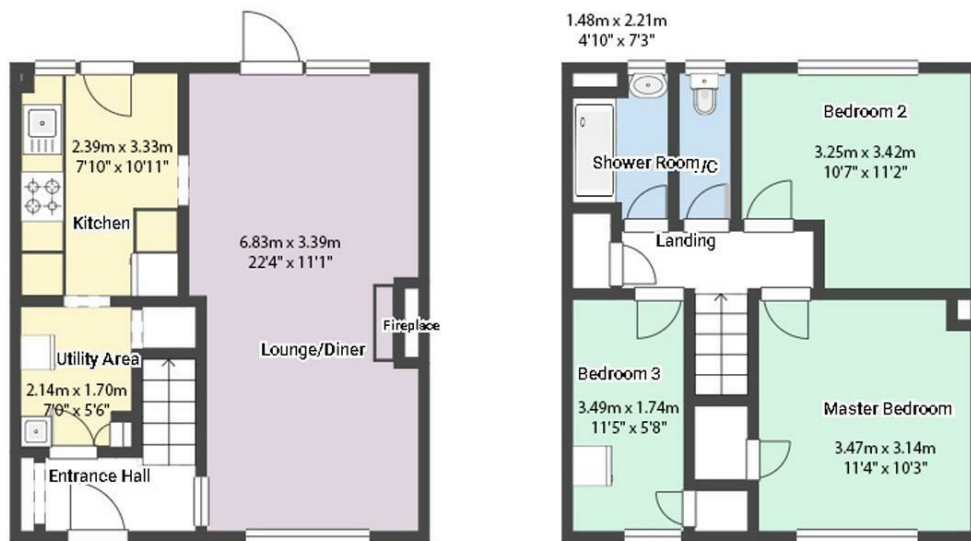
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and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