

HoldenCopley

PREPARE TO BE MOVED

Darwin Close, Top Valley, Nottinghamshire NG5 9LN

Guide Price £195,000

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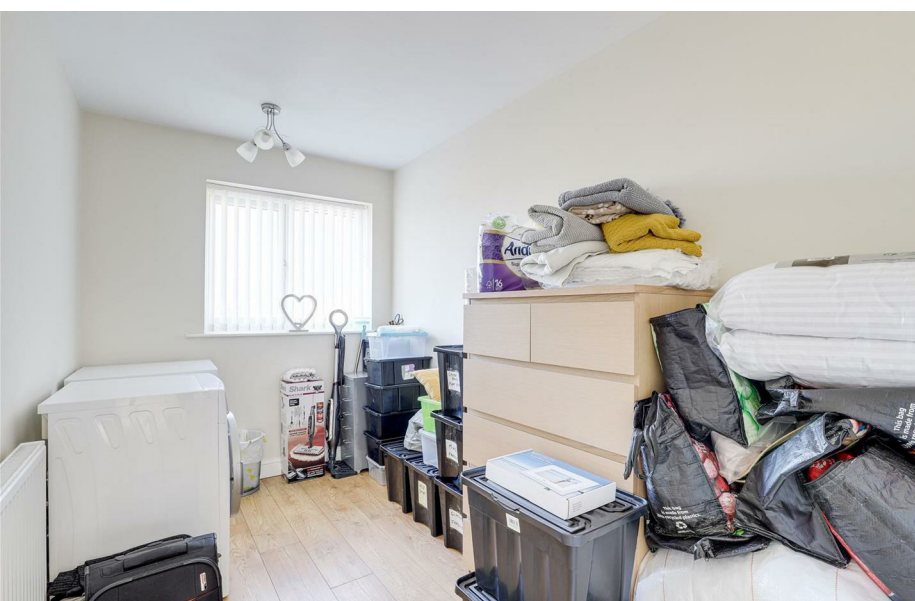
GUIDE PRICE £195,000 - £210,000

IDEAL FIRST HOME...

This beautifully presented three-bedroom mid-terrace house is the perfect opportunity for first-time buyers looking for a home they can move straight into. The property is within close proximity to a variety of local amenities, including shops, excellent transport links and great schools. The ground floor features an entrance hall that leads into a spacious living room, ideal for relaxing or entertaining. The modern fitted kitchen is both stylish and functional, with plenty of workspace and storage. Upstairs, the first floor offers three well-proportioned bedrooms, all tastefully decorated, along with a contemporary three-piece bathroom suite. The added bonus of a boarded loft provides useful extra storage space. Externally, the property boasts a driveway to the front, offering convenient off-street parking. To the rear, you'll find a private, low-maintenance garden complete with a practical shed, patio, artificial lawn, decking area, perfect for outdoor dining and relaxation. This immaculate home offers a fantastic potential for buyers looking for a well-maintained home they can settle into with ease.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, built-in cupboards and a single composite door providing access into the accommodation.

Living Room

12'5" x 13'10" (3.79m x 4.24m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and an electric fireplace with a decorative surround.

Kitchen

12'5" x 15'6" (3.79m x 4.74m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, microwave, dishwasher, washing machine and fridge-freezer, an electric hob with an extractor hood, a sink and a half with a drainer, tiled flooring, plinth lighting, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'4" x 8'7" (1.94m x 2.63m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

8'11" x 14'4" (2.73m x 4.38m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted wardrobes.

Bedroom Two

8'10" x 12'5" (2.71m x 3.79m)

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

Bedroom Three

10'11" x 6'5" (3.33m x 1.98m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

Bathroom

6'3" x 5'11" (1.93m x 1.82m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a P shaped fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with a decorative stone border and a fence panelled boundary.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, decking, decorative stones, an artificial lawn, raised planters with various plants, a shed and a single lockable wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium 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:

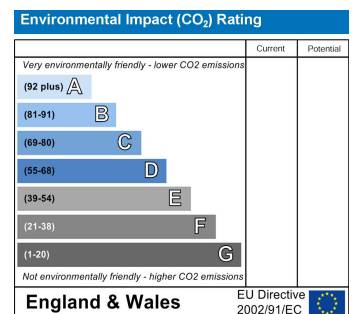
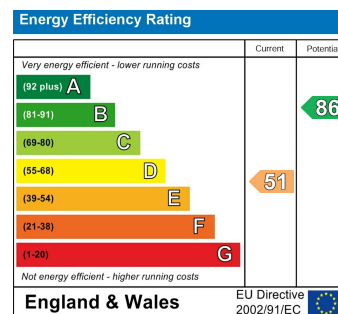
Property Tenure is Freehold

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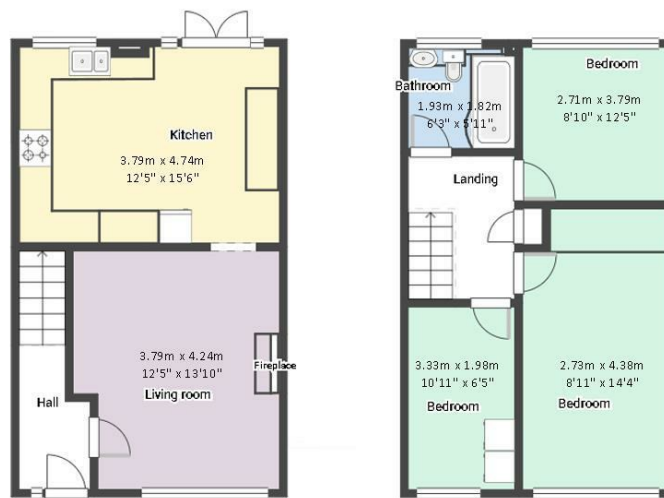
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Details are available upon request.



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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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