

# HoldenCopley

PREPARE TO BE MOVED

Ribblesdale Road, Daybrook, Nottinghamshire NG5 3GZ

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Guide Price £400,000 - £425,000

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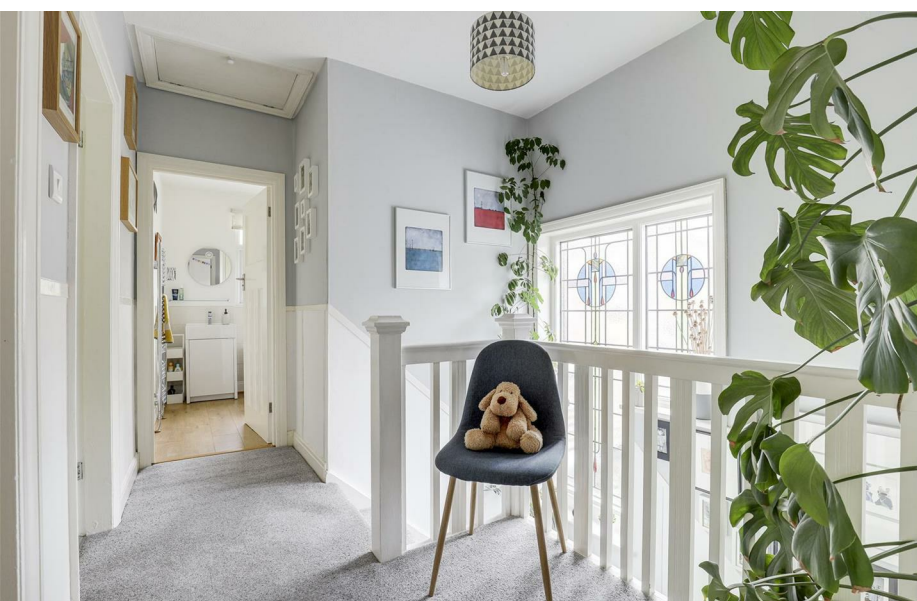


## DETACHED FAMILY HOME...

We are delighted to offer this well presented detached family home, ideally located in a popular residential area that offers a wealth of local amenities. Positioned close to shops, and schools, and offering excellent transport links into Nottingham City Centre and surrounding areas, this property is perfect for those seeking convenience and easy access to key locations, and would be ideal for families. Upon entering the property, you are welcomed by a spacious porch leading into an inviting entrance hall. To the front of the home is a bright and airy dining room, which benefits from sliding doors opening into the generously sized living room. The living room boasts a feature fireplace and provides direct access to the rear garden. The kitchen is well-equipped with a range of fitted units, ample workspace, and a breakfast bar. Adjacent to the kitchen is a convenient utility room with additional storage and access to a ground-floor W/C, perfect for day-to-day family living. The first floor of the property comprises three well-proportioned bedrooms, all filled with natural light. The main bedroom, features a charming bay window that overlooks the rear garden. The family bathroom is fitted with a modern four-piece suite, servicing all three bedrooms. Outside, the property continues to impress with its well-maintained outdoor spaces. The front of the home features courtesy lighting and a block-paved driveway that provides ample off-road parking, along with access to a garage via an up-and-over door, offering extra storage. The rear garden is a real highlight, offering a large enclosed space. The garden features a patio area for alfresco dining, a lawn, and a further seating area beneath a pergola. There is also a greenhouse, shed, and planted borders filled with established trees, shrubs, and flowering plants, all surrounded by a panelled fence for privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Spacious Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has wood flooring, recessed spotlights, full height UPVC double glazed windows to the front and side elevation, and a composite door providing access into the accommodation.

### Entrance Hall

14'2" x 8'5" (4.33m x 2.58m)

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation, and a single door opening into the accommodation.

### Dining Room

13'5" x 12'0" (4.11m x 3.66m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, a recessed chimney breast alcove, and carpeted flooring.

### Living Room

12'0" x 15'3" into bay (3.66m x 4.67m into bay)

The living room has carpeted flooring, a radiator, a picture rail, a TV point, a recessed chimney breast alcove with a log burner, UPVC double glazed bay windows to the rear elevation with a UPVC door opening to the rear garden.

### Kitchen Diner

20'0" max x 16'5" max (6.10m max x 5.01m max)

The kitchen Diner has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, space for a range cooker, an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, slate tiled flooring, two Velux windows, UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

### Utility Room

7'5" x 3'11" (2.28m x 1.21m)

The utility room has a wall-mounted boiler, recessed spotlights, ample storage space, and slate tiled flooring.

### W/C

5'1" x 3'10" (1.57m x 1.19m)

This space has a low level flush W/C, a vanity-style wash basin, a radiator, and slate tiled flooring.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed stained glass window to the side elevation, carpeted flooring, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

15'9" into bay x 12'0" (4.81m into bay x 3.66m)

The first bedroom has a UPVC double glazed bay window to the rear elevation, a radiator, a picture rail, and carpeted flooring.

### Bedroom Two

13'5" x 12'0" (4.11m x 3.66m)

The second bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, a picture rail, and carpeted flooring.

### Bedroom Three

8'5" x 8'3" (2.59m x 2.52m)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, and carpeted flooring.

### Bathroom

10'4" max x 8'5" max (3.17m max x 2.57m max)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath, a double recessed shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a block paved driveway with

access to the garage with a roller door and ample storage space, and access to the rear garden.

### Rear

To the rear of the property is an enclosed spacious garden with security lighting, a patio, a lawn, a further patio seating area and Pergola, a greenhouse, a shed, planted borders with established plants, trees and bushes, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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