

# HoldenCopley

PREPARE TO BE MOVED

Longmead Close, Daybrook, Nottinghamshire NG5 6EF

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Guide Price £190,000



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GUIDE PRICE £190,000 to £200,000

LOCATION, LOCATION, LOCATION...

Nestled at the top of a quiet cul-de-sac, this three-bedroom semi-detached house boasts a generous-sized plot, offering both space and potential to suit a variety of buyers. Ideally situated within close proximity to local amenities, supermarkets, school catchments, and excellent commuting links. The ground floor comprises an entrance hall, a spacious living room, and a fitted kitchen diner complete with a handy pantry cupboard. A conservatory at the rear provides additional living space, while a utility cupboard adds further practicality. Upstairs, three well-proportioned bedrooms are serviced by a bathroom suite, with access to a large boarded loft. Externally, the property features a driveway accommodating multiple vehicles, a double garage, and an enclosed private garden to the rear.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Large Conservatory
- Ample Storage Space
- Three-Piece Bathroom Suite
- Boarded Loft
- Driveway & Double Garage
- Close To Local Amenities











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

14'6" x 11'1" (4.44m x 3.38m)

The living room has a UPVC double-glazed window to the front elevation, coving to the ceiling, wood-effect flooring, a TV point, recessed spotlights in the alcoves, and a recessed feature fireplace.

Kitchen Diner

14'9" x 8'3" (4.50m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with an electric hob and extractor fan, space and plumbing for a dishwasher, space for an under-counter fridge, space for a breakfast dining table, tiled splashback, tiled flooring, coving to the ceiling, access into a pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Pantry Cupboard

The pantry cupboard has tiled flooring, wall-mounted shelves, and a window to the side elevation.

Conservatory

17'11" x 7'8" (5.47m x 2.34m )

The conservatory has tiled flooring, a polycarbonate roof, access into a utility cupboard, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Utility Cupboard

The utility cupboard has a fitted worktop and space and plumbing for a washing machine.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

10'9" x 9'10" (3.30m x 3.00m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and a sliding mirrored door wardrobe.

Bedroom Two

9'11" x 9'7" (3.03m x 2.94m)

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

Bedroom Three

7'10" x 6'9" (2.41m x 2.08m)

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

Bathroom

6'9" x 6'7" (2.06m x 2.03m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, a chrome heated towel rail, in-built storage shelves, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Loft

14'6" x 14'5" (4.42m x 4.40m)

The boarded loft has a radiator, power sockets, and a skylight window.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars and access into the large garage towards the rear.

Garage

The large garage has two single-glazed windows to the side elevation, a single door leading out to the garden, and an up and over door opening out onto the driveway. With prior rental income of £450 per month, it offers excellent investment potential.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, fence panelling, and hedged borders.

ADDITIONAL INFORMATION

- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- 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+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

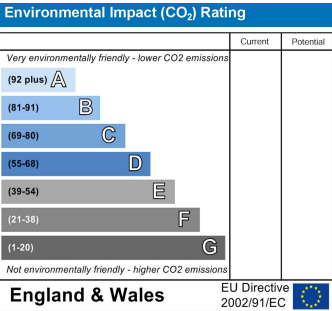
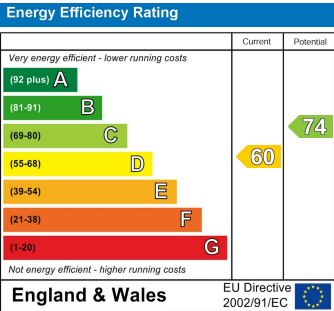
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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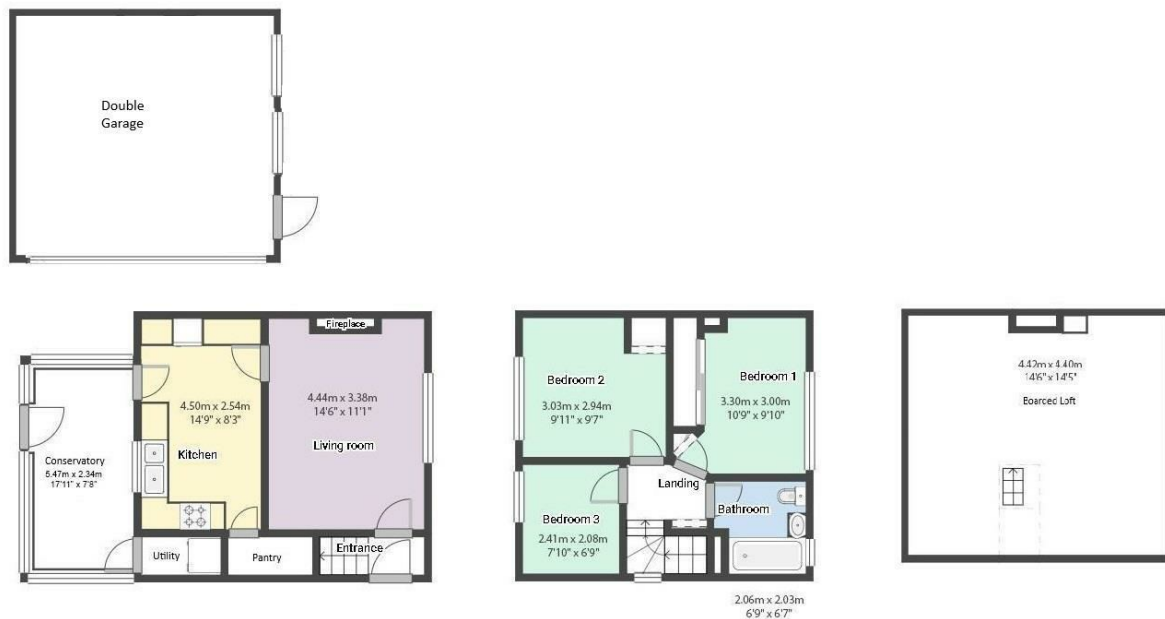
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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