

HoldenCopley

PREPARE TO BE MOVED

Prior Road, Daybrook, Nottinghamshire NG5 6AW

Guide Price £240,000 - £250,000

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THE PERFECT FIRST HOME...

This well-presented three-bedroom semi-detached home is perfect for first-time buyers looking for a property ready to move straight into. Ideally located within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, this home offers both comfort and convenience. The ground floor features a hallway, a convenient W/C, a modern fitted kitchen with integrated appliances, and a spacious living room, ideal for relaxing or entertaining. Upstairs, the property boasts three well-proportioned bedrooms, including a master with an en-suite, a contemporary three-piece bathroom suite, and access to a loft for additional storage. Externally, the front of the property offers a block-paved driveway with an electric vehicle charging point, while the private rear garden includes an outdoor power socket, a patio area, a lawn, raised planters, and a practical shed—perfect for outdoor enjoyment and storage. This home truly has everything needed for comfortable and modern living.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Stylish Three Piece Bathroom Suite & En-Suite
- Driveway
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'4" x 3'7" (3.77 x 1.11)

The hallway has tiled flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

W/C

6'1" x 3'0" (1.86 x 0.92)

This space has a low level concealed flush W/C, a wall-mounted wash basin with storage, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Kitchen

11'7" x 8'10" (3.54 x 2.70)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, fridge, washing machine and dishwasher, a gas hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living Room

18'10" x 15'9" (5.76 x 4.81)

The living room has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a built-in cupboard, recessed spotlights and double French doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has wood-effect flooring, access into the loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

10'7" x 10'4" (3.24 x 3.16)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

6'6" x 5'0" (1.99 x 1.54)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'1" x 8'11" (3.99 x 2.72)

The second bedroom has double French doors providing access out to a Juliet balcony, wood-effect flooring and a radiator.

Bedroom Three

14'6" x 6'6" (4.42 x 1.99)

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

Bathroom

7'1" x 5'7" (2.18 x 1.71)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted P shaped panelled bath with a mains-fed shower and glass shower screen, tiled flooring, partially tiled walls, LED lighting, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is an electric vehicle charging point, a block paved driveway, mature shrubs and a single iron gate providing rear access.

Rear

To the rear of the property is a private garden with a fence panelled boundary, an outdoor power socket, a patio, a lawn, raised planters and a shed.

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)

220 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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

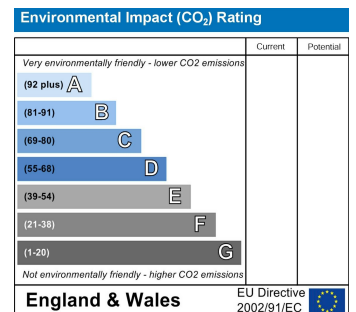
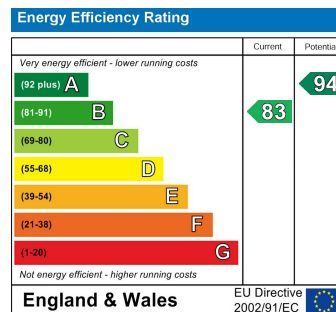
The vendor has advised the following:

Property Tenure is Freehold

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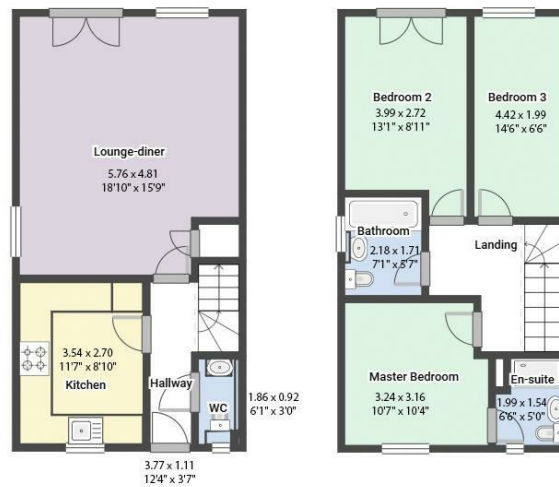
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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