

HoldenCopley

PREPARE TO BE MOVED

Haverhill Crescent, Nottingham, Nottinghamshire NG5 5AW

£280,000

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NO UPWARD CHAIN...

DETACHED HOUSE...

This detached home is nestled in a highly desirable location, making it an excellent choice for a variety of buyers. Conveniently situated close to local shops, well-regarded schools, and excellent transport links, the property offers both comfort and accessibility. As you step inside, you are welcomed by a spacious entrance hall that leads into a bright and inviting living room, providing a warm and homely atmosphere. The living room flows seamlessly into the dining room, which benefits from an abundance of natural light and features elegant double French doors that open onto the rear garden. The fitted kitchen is well-equipped, offering ample storage and workspace, ideal for everyday meal preparation. Ascending to the first floor, the property boasts three well-proportioned bedrooms, each offering plenty of space and versatility to suit various needs. The family bathroom is fitted with a stylish three-piece suite, providing a relaxing space to unwind. The exterior of the property to the front is a lawn with a planted border. Courtesy lighting enhances the entrance, while access to the carport provides practicality. The carport itself offers ample storage space, an up-and-over door leading to the driveway, and convenient access to the rear garden. The enclosed rear garden features a spacious patio area, a lawn, a handy garden shed, and an outside tap. The secure fence-panelled boundary offers privacy, while access to the garage adds further convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'11" x 6'2" (4.55m x 1.89m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, a dado rail, coving to the ceiling, and a UPVC door providing access into the accommodation.

Living Room

16'0" x 12'7" (4.89m x 3.84m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a dado rail, coving to the ceiling, a feature fireplace with a decorative surround and marble hearth, carpeted flooring, and access into the dining room.

Dining Room

10'7" x 9'1" (3.24m x 2.77m)

The dining room has carpeted flooring, a dado rail, coving to the ceiling, and double French doors opening to the rear garden.

Kitchen

8'2" x 12'10" (2.49m x 3.93m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, an integrated microwave, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'5" x 9'1" (1.98m x 2.78m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a dado rail, coving to the ceiling, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'0" x 10'8" (3.98m x 3.26m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'2" x 10'2" (max) (3.72m x 3.10m (max))

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

Bedroom Three

8'2" x 8'10" (2.49m x 2.70m)

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

Bathroom

8'9" x 5'6" (2.69m x 1.70m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter top wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen and a handheld shower head, a chrome heated towel rail, a shaver socket, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small lawn area a planted border, courtesy lighting, and access into the carport.

Carport

The carport has ample storage, and an up-and-over door opening onto the driveway, and access into the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio, a law, a shed, a fence panelled boundary, and access into the garage.

Garage

The garage has ample storage space, and double doors opening onto the driveway.

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 1800Mbps 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 C
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.

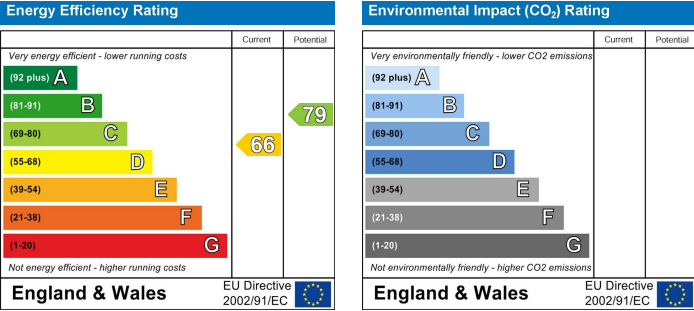
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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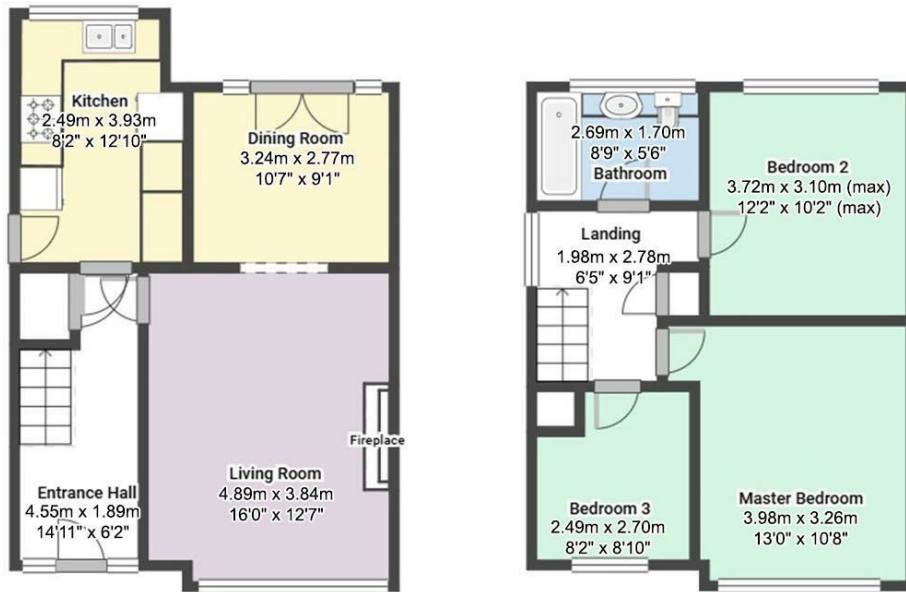
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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