

HoldenCopley

PREPARE TO BE MOVED

Belleville Drive, Bestwood Park, Nottinghamshire NG5 5PG

Offers Over £245,000

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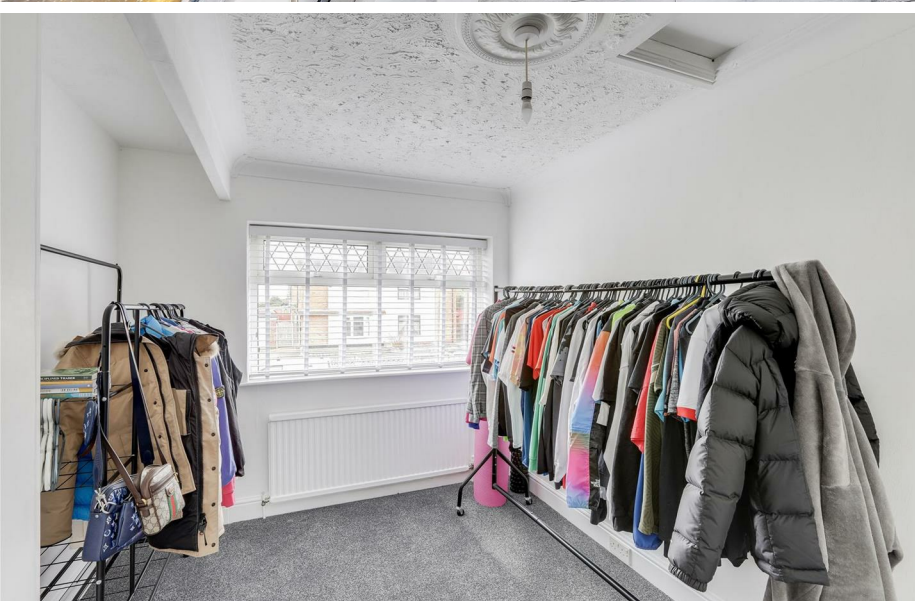


WELL PRESENTED THROUGHOUT...

This deceptively spacious four-bedroom semi-detached house offers well-presented accommodation throughout, making it an ideal choice for those looking to move straight in. Situated in a well-connected location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, the entrance hall leads into a generously sized living/dining room, perfect for both relaxation and entertaining. The modern fitted kitchen diner provides ample space for cooking and dining, catering to the needs of a growing family. Upstairs, the first floor boasts four well-proportioned bedrooms, along with a contemporary shower room for added comfort. Additionally, there is access to a boarded loft, offering excellent storage potential. Externally, the property benefits from a front garden with a lawn and a driveway, providing convenient off-street parking. To the rear, the private south-west facing garden features a decked seating area, steps leading down to an artificial lawn, and access to the detached garage, making it a practical and enjoyable outdoor space with minimal upkeep. With its spacious layout and modern interiors this property presents an excellent opportunity for a variety of buyers looking for a ready-to-move-in home.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen/Diner
- Contemporary Shower Room
- Driveway & Detached Garage
- Private Low Maintenance South-West Facing Rear Garden
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9*7" x 6*5" (2.94m x 1.97m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator, coving and a single composite door providing access into the accommodation.

Living/Dining Room

22*5" x 14*4" (max) (6.85m x 4.37m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, two radiators, a feature fireplace with a decorative surround, coving, a ceiling rose and UPVC sliding patio doors providing access out to the garden.

Kitchen/Diner

22*4" x 9*7" (max) (6.83m x 2.94m (max))

The kitchen/diner has a range of fitted gloss base and wall units with worktops and under-cabinet lighting, an integrated oven, an electric hob with an extractor fan, a sink with a drainer and a moveable swan neck mixer tap, space for an American style fridge-freezer, wood-effect flooring, two radiators, coving, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9*1" x 7*11" (max) (2.79m x 2.42m (max))

The landing has carpeted flooring, coving and provides access to the first floor accommodation.

Master Bedroom

13*3" x 9*8" (max) (4.06m x 2.96m (max))

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

Bedroom Two

12*3" x 8*6" (max) (3.75m x 2.61m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving, a ceiling rose and access into the boarded loft.

Bedroom Three

10*11" x 9*8" (3.34m x 2.96m)

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

Bedroom Four

12*4" x 6*1" (3.76m x 1.87m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, coving, recessed spotlights and access into the boarded loft.

Shower Room

8*10" x 6*0" (max) (2.71m x 1.83m (max))

The shower room has a low level concealed flush W/C with an open shelving unit and LED lighting, a countertop wash basin with storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, waterproof wall panels, a chrome heated towel rail, a built-in cupboard, recessed spotlights, coving and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a garden with a lawn, a driveway and a wooden gate providing rear access.

Rear

To the rear of the property is a private south-west facing garden with a fence panelled boundary, a decked area, steps leading down to an artificial lawn, courtesy lighting and access into the garage.

Garage

18*10" x 10*3" (5.75m x 3.14m)

The garage has a window and an up and over garage door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 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
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

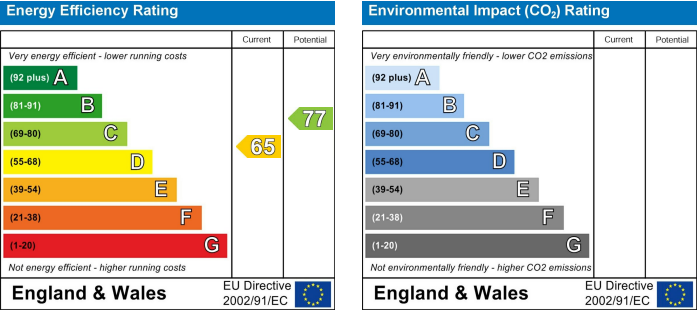
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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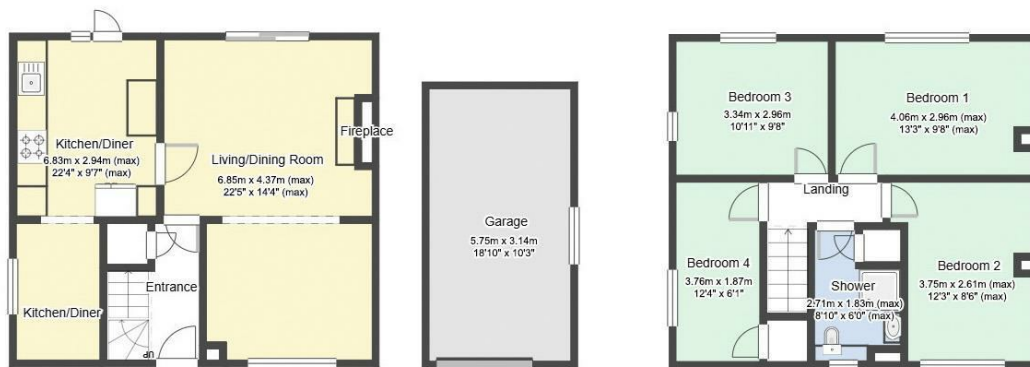
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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