

HoldenCopley

PREPARE TO BE MOVED

Longfellows Close, Bestwood Park, Nottinghamshire NG5 5UD

Offers In The Region Of £250,000

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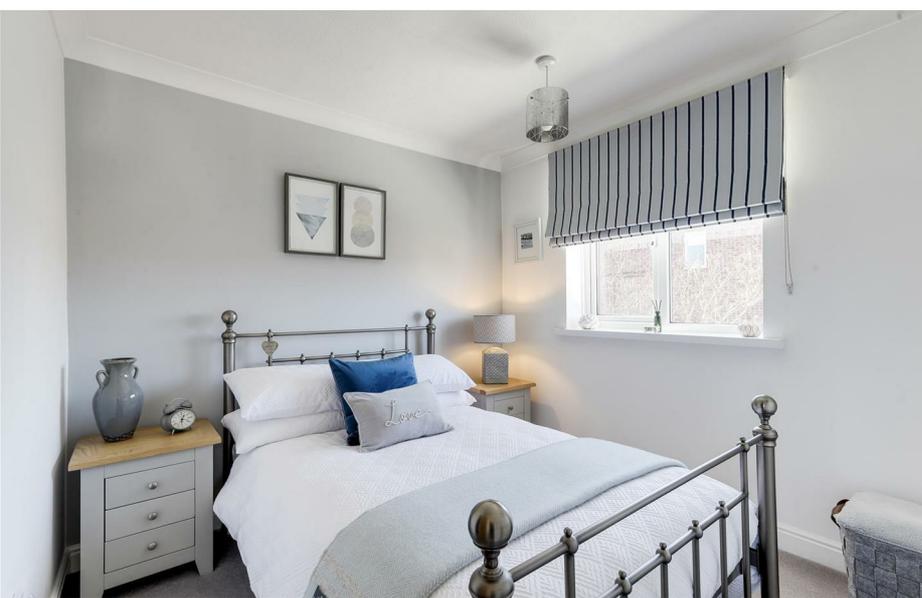


SEMI DETACHED HOUSE...

This three-bedroom semi-detached home is situated in a highly desirable location, just a short distance from the scenic Bestwood Country Park. Offering an excellent balance of tranquillity and convenience, the property benefits from easy access to a range of local amenities, including shops, eateries, and well-regarded schools. With superb transport links nearby, this home is ideally suited for a variety of buyers. As you approach the property, you are greeted by a well-maintained front garden featuring a lawn with a planted border, a gravelled section, and a private driveway providing off-road parking. Gated access leads through to the rear garden, offering both security and convenience. Stepping inside, the entrance hallway provides a warm welcome and leads through to a bright and spacious living room. A charming bow window to the front elevation. The fitted kitchen is well-appointed with ample storage and workspace. From the kitchen, there is direct access into the conservatory, a fantastic additional living space that enjoys views of the rear garden. Sliding patio doors open out onto the garden. The first floor accommodates three bedrooms, each offering comfortable living space. A three-piece bathroom suite serves the property, providing a modern and practical space with a bath, washbasin, and WC. The rear garden having a split-level layout, creating distinct areas for relaxation and outdoor entertaining. Paved patio sections offer the perfect spot for seating, while a raised planted area adds natural beauty with a variety of shrubs and flowers. A rockery feature enhances the garden's character, and a garden shed provides additional storage. The space is enclosed with fence-panelled boundaries, ensuring privacy, and there is also gated access for added convenience.

MUST BE VIEWED





- Semi Detached House On A Good Sized Plot
- Three Bedrooms
- Living Room
- Newly Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Double Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'6" x 4'1" (1.69 x 1.26)

The hallway has wood-effect flooring, carpeted stairs, coving to the ceiling, a wall-mounted alarm keypad, a vertical radiator, and a UPVC door providing access into the accommodation.

Living Room

12'10" x 11'10" (3.93 x 3.61)

The living room has a UPVC double glazed bow window to the front elevation, a TV point, a marble feature fireplace with a decorative surround, coving to the ceiling, a vertical radiator, and wood-effect flooring.

Kitchen

15'0" x 7'11" (4.59 x 2.42)

The kitchen has a range of fitted base and wall units with Minerva worktops, an under-mounted stainless steel sink with a swan neck mixer tap and integrated drainer grooves, an integrated double oven, gas ring hob and extractor fan, an integrated fridge freezer, an integrated dishwasher and washing machine, an under stairs storage cupboard, coving to the ceiling, a vertical radiator, tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access into the conservatory.

Conservatory

12'9" x 8'2" (3.91 x 2.51)

The conservatory has tiled flooring, a radiator, UPVC double glazed windows to the rear and side elevation, a Polycarbonate roof, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

5'11" x 3'11" (1.82 x 0.95)

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

Master Bedroom

11'3" x 8'5" (3.45 x 2.58)

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

Bedroom Two

9'10" x 8'5" (3.01 x 2.59)

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

Bedroom Three

7'0" x 6'3" (2.14 x 1.91)

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

Bathroom

7'10" x 6'2" (2.40 x 1.90)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a shaver socket, an in-built airing/storage cupboard floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn with a planted border, a gravelled border, a double driveway for approximately five cars, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed split level garden with patio areas, a shed, a rockery, raised planted area with various plants and shrubs, a fence panelled boundary, and gated access.

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 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:

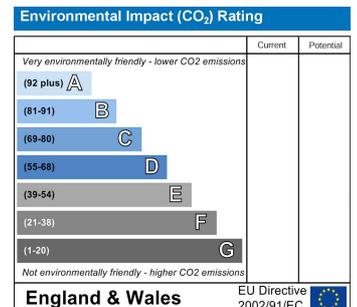
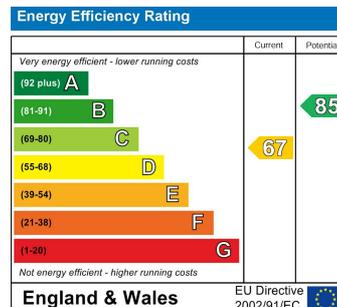
Property Tenure is Freehold

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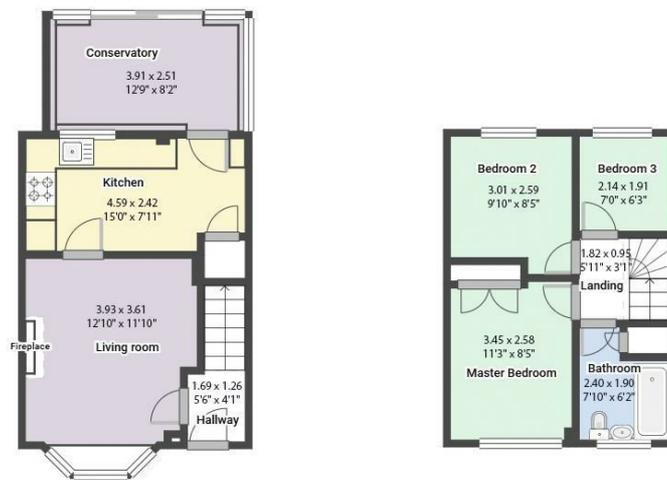
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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