

HoldenCopley

PREPARE TO BE MOVED

Largs Close, Bestwood, Nottinghamshire NG5 5DG

£265,000

Largs Close, Bestwood, Nottinghamshire NG5 5DG

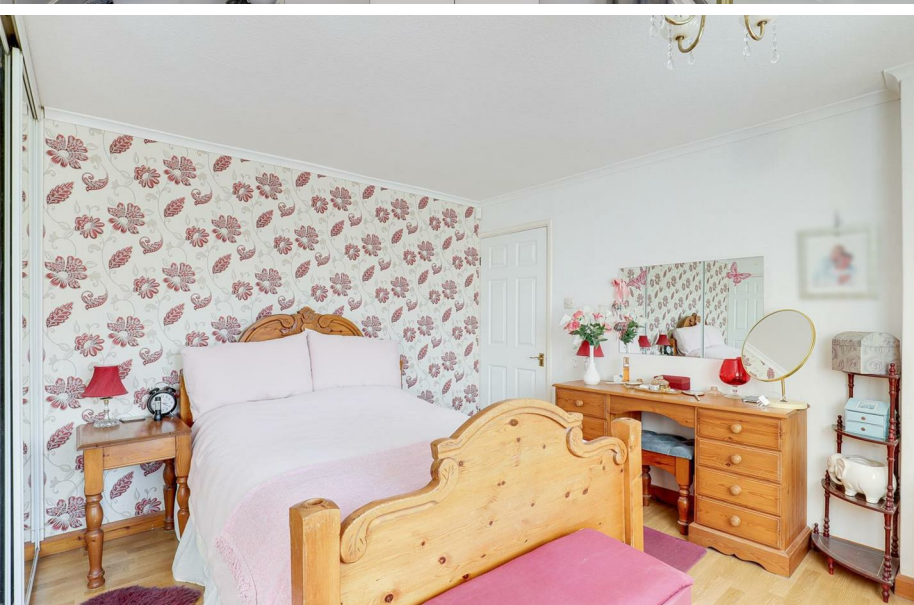


NO UPWARD CHAIN...

This well-presented detached bungalow is ideally situated with easy access to Bestwood Country Park and a range of local amenities, making it perfect for buyers seeking comfortable single-storey living. The property offers a spacious and inviting living room, a well-equipped fitted kitchen, and an outhouse that leads into a bright conservatory, which benefits from double French doors opening out onto the rear garden. There are two generously sized double bedrooms, both featuring fitted wardrobes, along with a modern three-piece bathroom suite. The outhouse also provides additional access to the front garden, offering a practical layout that enhances the overall flow of the home. Outside, the front of the property features courtesy lighting, a planted gravelled area, and a block-paved driveway providing off-road parking. To the rear, the garden has been designed with low maintenance in mind and includes security lighting, an outside tap, patio seating areas, an artificial lawn, and a raised planted section filled with mature shrubs, bushes, and established plants. All of this is enclosed within a secure fence-panelled boundary, creating a peaceful and private outdoor space.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Out House
- Driveway
- Enclosed Rear Garden
- Must Be Viewed





ACCOMMODATION

Living Room

22'4" x 12'0" (6.82m x 3.66m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a dado rail, coving to the ceiling, a ceiling rose, wood-effect flooring, and a UPVC door providing access into the accommodation.

Kitchen

13'11" x 9'5" (4.26m x 2.88m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with taps and a drainer, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, a fridge freezer, an in-built cupboard, coving to the ceiling, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the outhouse.

Out House

18'8" x 7'4" (5.71m x 2.26m)

The out house has a range of fitted base and wall units with a work top, a UPVC double glazed window to the rear elevation, tiled flooring, and two doors opening to the front and rear gardens.

Conservatory

10'4" x 9'4" (3.16m x 2.87m)

The conservatory has tiled flooring, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

Hall

9'6" x 2'7" (2.92m x 0.80m)

The hall has wood-effect flooring, an in-built cupboard, dado rail, and access into the loft via a pull-down ladder.

Bedroom One

12'2" x 12'0" (3.72m x 3.66m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes, and wood-effect flooring.

Bedroom Two

10'1" x 9'9" (3.08m x 2.99m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes, and wood-effect flooring.

Bathroom

8'3" x 6'5" (2.53m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a planted gravelled area, and a block paved driveway.

Rear

To the rear of the property is a low-maintenance garden with security lighting, an outside tap, patio seating areas, an artificial lawn, a raised planted area with established plants, shrubs and bushes, and a fence panelled boundary.

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 - Gedling Borough Council - Band G

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:

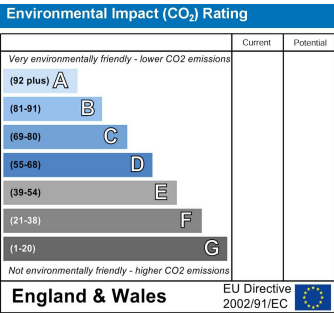
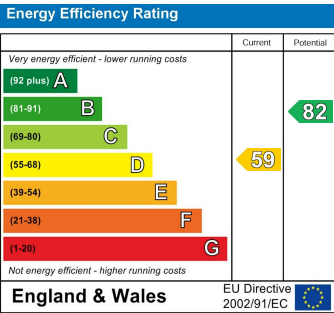
Property Tenure is Freehold

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.

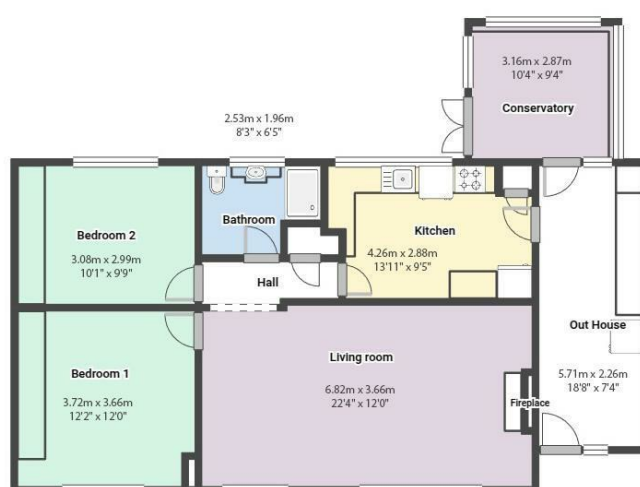
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Largs Close, Bestwood, Nottinghamshire NG5 5DG



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.