

HoldenCopley

PREPARE TO BE MOVED

Goathland Close, Bestwood Park, Nottinghamshire NG5 5QH

£210,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Offering stylish and versatile accommodation across three levels, this four-bedroom semi-detached house is perfectly suited for families. Stepping inside, the ground floor welcomes you with an entrance hall, leading to a generous reception room featuring a charming recessed chimney breast and electric log burner. The heart of the home is the modern fitted kitchen, complete with a range cooker, exposed beams, and ample space for a family dining area, making it ideal for both everyday living and entertaining. Upstairs, the first floor boasts two well-proportioned double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. The second floor offers a bright and spacious double bedroom with excellent storage. Outside, the property has a large driveway at the front, providing off-street parking for multiple vehicles. To the rear, an enclosed garden features a patio area and a well-kept lawn. Situated in a popular residential area, this lovely home benefits from easy access to local shops, great schools, excellent transport links to the city centre, and the scenic open spaces of Bestwood Country Park just a short distance away.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Excellent Transport Links
- Popular Location
- New Boiler





GROUND FLOOR

Entrance Hall

5*8" x 4*1" (1.75m x 1.27m)

The entrance has laminate flooring, carpeted stairs, a radiator, an in-built cupboard, shaker-style wall panelling, and a single composite door providing access into the accommodation.

Living Room

14*6" x 13*11" (4.43m x 4.25m)

The living room has laminate flooring, coving to the ceiling, a radiator, a TV point, a recessed chimney breast with an electric log burner-style fireplace and exposed brick surround, and a UPVC double-glazed bow window to the front elevation.

Kitchen

17*9" x 9*3" (5.42m x 2.82m)

The kitchen has a range of fitted matt handleless wall and base units with marble-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, a belling farmhouse range cooker, a splashback and extractor fan, space for an American-style fridge freezer, space and plumbing for a washing machine, space for a dining table, an in-built pantry, beams to the ceiling, partially exposed brick walls, laminate flooring, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10*11" x 7*4" (3.34m x 2.24m)

The landing has carpeted flooring, shaker-style wall panelling, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom One

12*10" x 8*2" (3.92m x 2.49m)

The main bedroom has laminate flooring, a radiator, in-built wardrobes with overhead cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10*8" x 9*6" (3.26m x 2.90m)

The second bedroom has carpeted flooring, panelled walls, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

7*6" x 6*10" (2.30m x 2.09m)

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

Bathroom

7*10" x 5*3" (2.39m x 1.61m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin and mixer tap, a panelled L-shape bath with an overhead rainfall shower and handheld shower head, an extractor fan, a heated towel rail, an electric shaving point, partially tiled walls, recessed spotlights, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom 3

14*8" x 17*3" (4.49m x 5.27m)

The third bedroom has carpeted flooring, eaves storage, and two Velux windows.

OUTSIDE

Front

To the front of the property is courtesy lighting, fence panelled boundaries, and a block paved driveway for off-street parking.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

(upload)
Phone Signal – Good 4G/5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

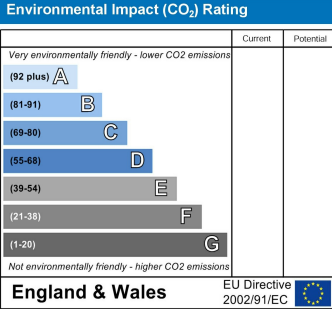
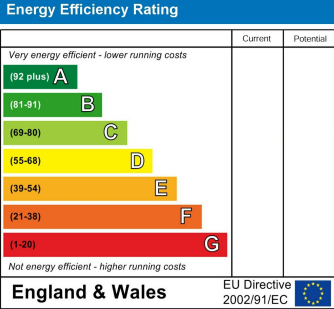
DISCLAIMER

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.

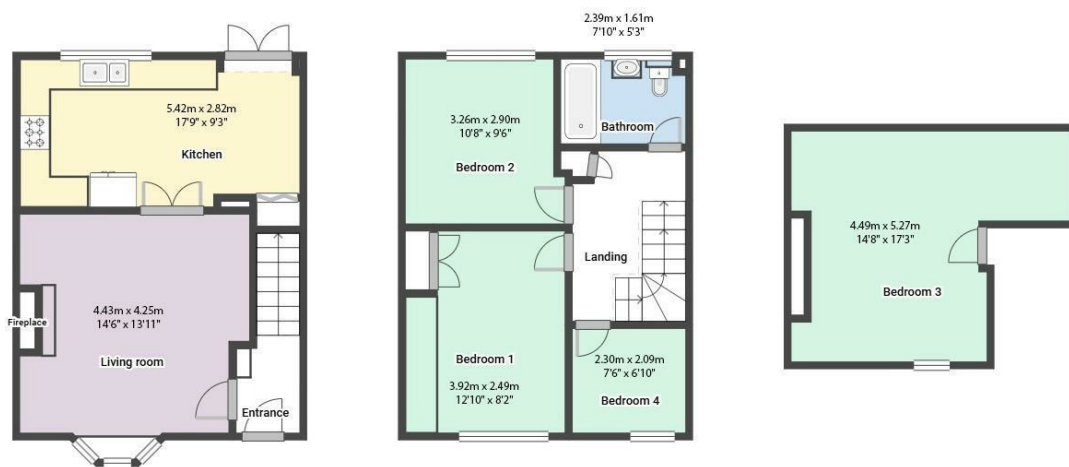
The vendor has advised the following:
Property Tenure is Freehold
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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