

# HoldenCopley

PREPARE TO BE MOVED

Bardfield Gardens, Rise Park, Nottinghamshire NG5 5AY

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Offers Over £300,000



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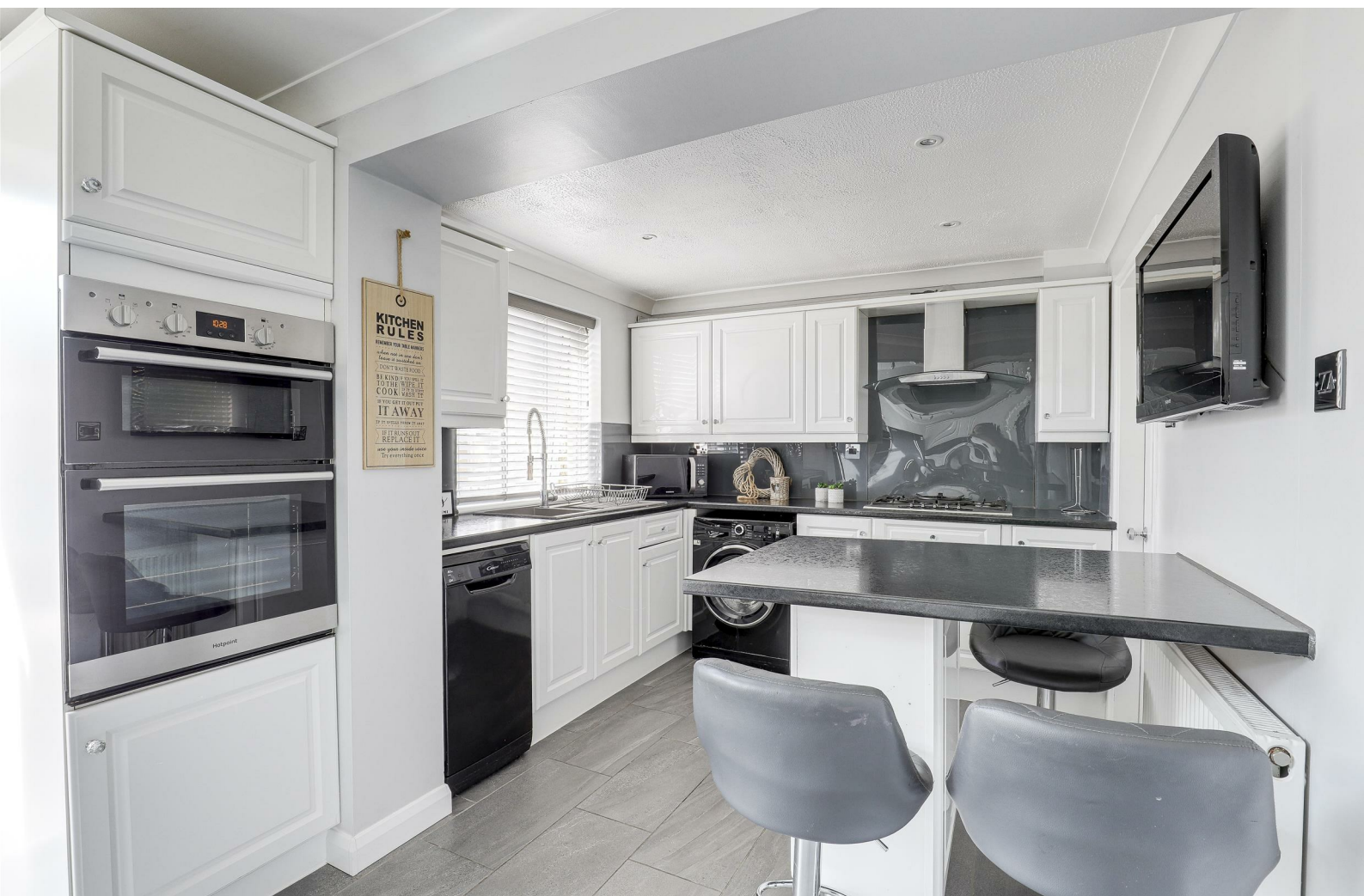
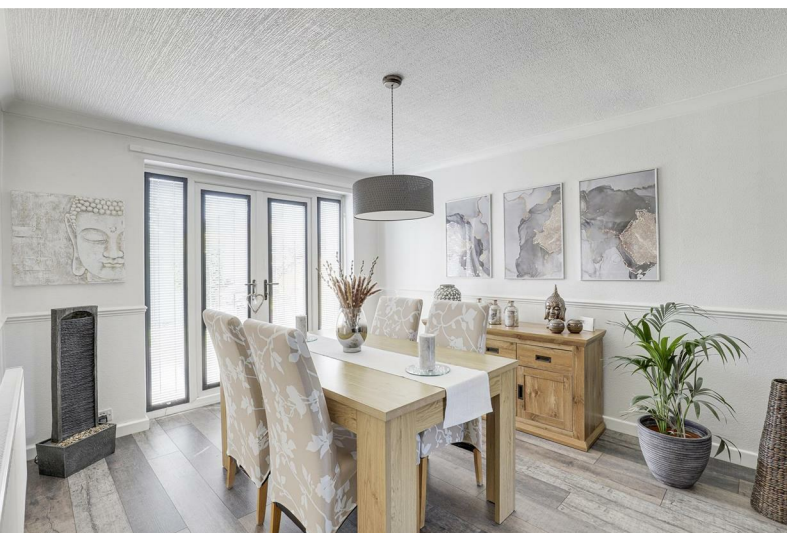




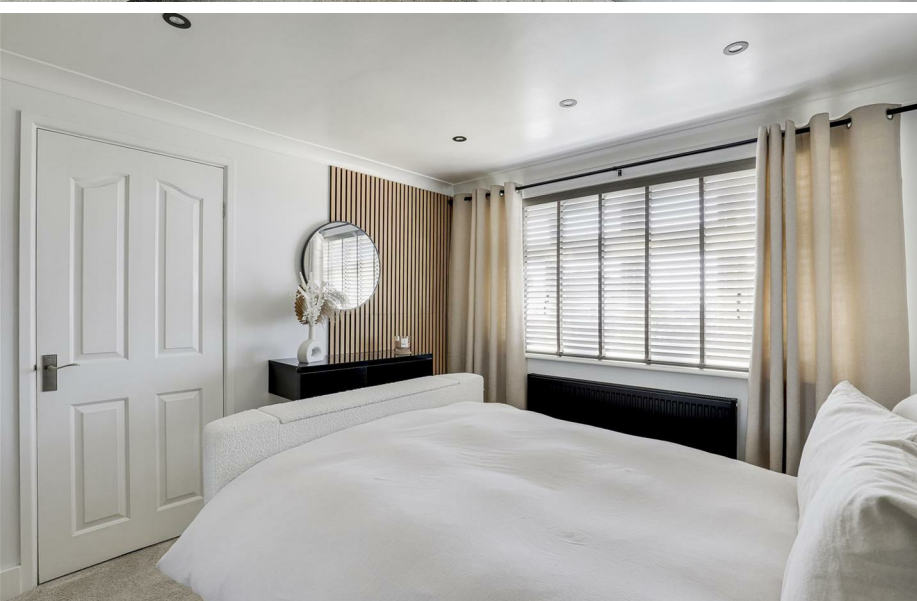
## WELL-PRESENTED FAMILY HOME...

This well-presented three-bedroom detached house offers a fantastic opportunity for families seeking a spacious and versatile home in a popular residential location. Positioned within easy reach of local shops, schools, and excellent commuting links, this property is ready to move straight into and comes with the added benefit that all blinds will be included in the sale. Step inside to discover a welcoming entrance hall that leads into a bright and airy living room, seamlessly flowing into the open-plan dining room, ideal for both everyday living and entertaining guests. The modern kitchen is well-equipped to meet your culinary needs and features a practical breakfast bar for casual dining. Off the kitchen, a conservatory provides additional living space and a cosy spot to relax while overlooking the garden. Upstairs, the property boasts two generously sized double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Outside, the home continues to impress. To the front, a gravel area with greenery enhances the kerb appeal, while the driveway provides ample off-road parking and access to the garage. The south-facing rear garden features a decked seating area, a patio for relaxation, a lawn, and a charming summer house, creating the perfect space for enjoying the outdoors.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Open-Plan Reception Rooms
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be viewed











GROUND FLOOR

Entrance Hall

14'11" x 6'1" (4.56m x 1.87m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

12'7" x 12'5" (3.86m x 3.79m)

The living room has wood-effect flooring, a radiator, ceiling coving, a dado rail, a feature fireplace, open-plan to the dining room has a UPVC double-glazed bow window to the front elevation.

Dining Room

12'4" x 12'2" (3.78m x 3.73m)

The dining room has wood-effect flooring, a radiator, ceiling coving, a dado rail and double French doors opening out to the rear garden.

Kitchen

16'4" x 8'11" (5.00m x 2.72m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob and extractor fan, space and plumbing for a washing machine & dishwasher, ceiling coving, recessed spotlights, tiled flooring, internal access to the garage, a UPVC double-glazed window to the rear elevation and double French doors providing access to the conservatory.

Conservatory

10'3" x 8'6" (3.14m x 2.61m)

The conservatory has wood-effect flooring, recessed spotlights, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

9'0" x 8'9" (2.75m x 2.67m)

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

Master Bedroom

13'2" x 12'6" (4.02m x 3.82m)

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

Bedroom Two

12'2" x 10'0" (3.72m x 3.05m)

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

Bedroom Three

8'11" x 8'0" (2.73m x 2.45m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

8'8" x 5'6" (2.65m x 1.70m)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, tiled walls, ceiling coving, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access to the garage, a gravel area with shrubs, courtesy lighting and brick-wall boundaries.

Garage

16'4" x 8'0" (4.98m x 2.44m)

The garage has power supply, courtesy lighting ample storage space and an up-and-over door.

Rear

To the rear of the property is a south-facing garden with a decked seating area, a paved patio area, a lawn, summer house with power supply, a range of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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

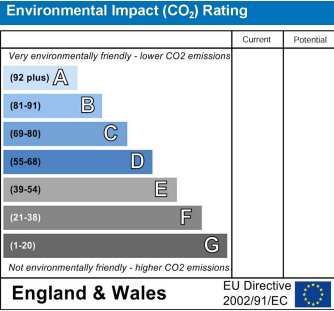
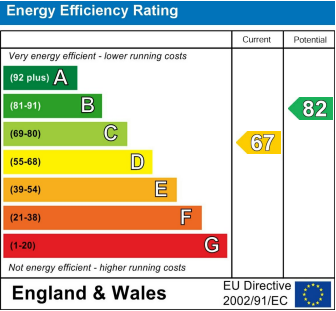
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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