

HoldenCopley

PREPARE TO BE MOVED

Abbots Close, Daybrook, Nottinghamshire NG5 6AU

£250,000

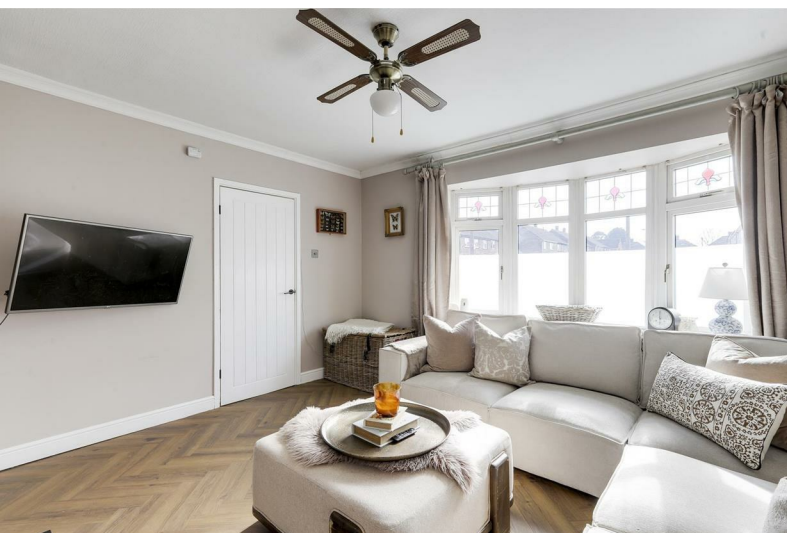
Abbots Close, Daybrook, Nottinghamshire NG5 6AU



BEAUTIFULLY-PRESENTED FAMILY HOME...

This beautifully presented three-bedroom semi-detached house is the perfect home for a first-time buyer or a growing family, offering a wonderful blend of modern style and character throughout. Situated in a sought-after location, the property benefits from convenient access to local shops, supermarkets, excellent school catchments, and superb transport and commuting links. Internally, the ground floor welcomes you with an entrance hall featuring a charming stained-glass window, leading into a spacious living room with a period-style fireplace that adds warmth and character. The heart of the home is the modern fitted kitchen, seamlessly open-plan to the dining area, which boasts a stylish panelled feature wall and double French doors that open out onto a rear sheltered seating area—perfect for indoor-outdoor living. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a contemporary three-piece bathroom suite complete with a luxurious freestanding bath. Externally, the property enjoys a generous driveway to the front, providing off-road parking for multiple cars, while the private enclosed rear garden offers a well-maintained lawn, ideal for relaxation and family gatherings. With its stylish interiors, character features, and prime location, this home is a fantastic opportunity for those looking to move straight in and enjoy.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Kitchen/Diner With Breakfast Bar
- Spacious Living Room
- Newly Fitted Bathroom Suite
- Modern Fixtures & Fittings Throughout
- Off-Road Parking
- NEST Heating
- Generous Sized Garden With Sheltered Seating Area
- Popular Location





GROUND FLOOR

Entrance Hall

12'1" x 5'11" (3.70 x 1.82)

The entrance hall has herringbone LVT flooring, coving to the ceiling, partially panelled walls, a column radiator, a wall-mounted nest digital thermostat, an in-built under stairs cupboard, a stained glass window to the side elevation, and a single wooden door with a stained glass insert providing access into the accommodation.

Living Room

12'11" x 12'2" (3.95 x 3.72)

The living room has herringbone LVT flooring, coving to the ceiling, a radiator, storage in the alcoves, a ceiling fan light, a cast iron feature fireplace, a TV point, and a UPVC double-glazed bow window with stained glass to the front elevation.

Kitchen-Diner

19'1" x 8'11" (5.82 x 2.72)

The open plan kitchen-diner has a range of fitted base units with solid wood worktops and a breakfast bar, a ceramic sink with a period-style tap, an integrated oven with a gas hob and an extractor fan, an integrated dishwasher, tiled splashback, space for a fridge freezer, a bespoke fitted dining area, a panelled feature wall, a vertical radiator, recessed spotlights, herringbone LVT flooring, a UPVC double-glazed window to the side elevation, and double French doors providing access to the rear garden.

FIRST FLOOR

Landing

8'0" x 6'0" (2.45 x 1.83)

The landing has carpeted flooring, coving to the ceiling, partially panelled walls, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Master Bedroom

13'0" x 12'2" (3.98 x 3.73)

The main bedroom has parquet-style flooring, coving to the ceiling, partially panelled walls, a column radiator, in-built wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'8" x 8'11" (3.57 x 2.74)

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

Bedroom Three

9'3" x 7'3" (2.83 x 2.22)

The third bedroom has wood-effect flooring, a panelled feature wall, a column radiator, in-built wardrobes, and a UPVC double-glazed window to the front elevation.

Bathroom

7'1" x 5'6" (2.17 x 1.69)

The bathroom has a low level flush W/C, a sunken wash basin with fitted storage, a freestanding slipper bath with central taps and handheld shower head, a chrome shower curtain rail, an overhead rainfall shower fixture, partially tiled walls, recessed spotlights, parquet-style laminate flooring, a column radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is concrete driveway providing ample off-road parking, courtesy lighting, hedged boundaries, and gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden featuring a sheltered seating area with a polycarbonate roof and decking, a brick-built outhouse, steps leading down to a lawn, various plants and shrubs, courtesy lighting, and hedged and fenced panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- 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 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:

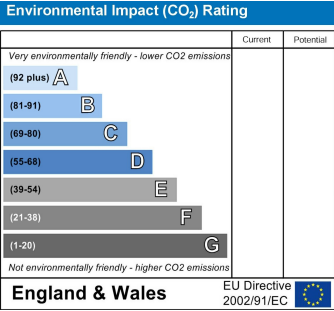
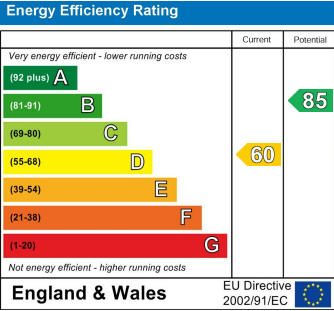
Property Tenure is Freehold

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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 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.

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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