

# HoldenCopley

PREPARE TO BE MOVED

Snowdon Close, Bestwood Park, Nottinghamshire NG5 5QN

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Asking Price £180,000

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NO UPWARD CHAIN...

This well-presented refurbished semi-detached bungalow is tucked away on a quiet no-through road in a highly sought-after location, offering excellent transport links and ready-to-move-in convenience. The property has undergone a full refurbishment, blending contemporary finishes with thoughtful attention to detail throughout. Highlights include a newly fitted kitchen, stunning Oak herringbone flooring, plush 100% wool carpets, and a new combi boiler with the latest Hive system, allowing full control of the heating remotely. Every surface has been carefully decorated using natural Farrow & Ball breathable paints, while all gas and electrics have been modernised and updated, ensuring peace of mind for any buyer. The accommodation briefly comprises an entrance hall leading into a light and airy living room, a stylish newly fitted kitchen with direct access to the rear garden, and an inner hallway connecting two well-proportioned bedrooms and a contemporary wet room. Outside, the front of the property features a neat lawn and a driveway with gated access to the rear. The rear garden is fully enclosed and low-maintenance, combining a paved patio area perfect for seating or entertaining with a gravelled section for added texture and practicality. Sturdy fence panels provide privacy and define the boundary, making it an ideal outdoor space to relax or entertain. Perfect for anyone seeking single-storey living in a ready-to-move-in home, this property offers both style and functionality in a prime location.

MUST BE VIEWED





- Semi Detached Bungalow

- Two Bedrooms

- Living Room

- Fitted Kitchen

- Wet Room

- Off Street Parking

- Enclosed Low Maintenance

### Rear Garden

- Fully Refurbished Throughout

- Popular Location

- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation.

### Living Room

17'1" x 10'5" (5.23 x 3.18)

The living room has three UPVC double glazed windows to the side and front elevation, a radiator, a TV point, and carpeted flooring.

### Kitchen

13'6" x 6'7" (4.12 x 2.02)

The kitchen has a range of fitted base and wall units with worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, induction hob, space for a fridge freezer, an integrated washing machine, a Vertical radiator, genuine oak herringbone floor, a UPVC double glazed window to the side elevation, and a door opening to the rear garden.

### Inner Hallway

8'8" x 5'5" (2.66 x 1.67)

The inner hallway has carpeted flooring, and two in-built cupboards.

### Master Bedroom

14'2" x 8'1" (4.32 x 2.47)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Bedroom Two

10'2" x 6'4" (3.12 x 1.95)

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

### Wet Room

7'4" x 4'10" (2.24 x 1.49)

The wet room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a wall-mounted electric shower fixture, a wall-mounted wash basin, a column radiator, an extractor fan, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a driveway with gated access to the rear garden.

### Rear

To the rear of the property, there is a fully enclosed, low-maintenance garden, offering a pleasant mix of outdoor space. It features a paved patio area perfect for seating or entertaining, a gravelled section that adds texture and ease of upkeep, and is bordered by sturdy fence panels, providing both privacy and a defined 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 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

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		Current	Potential
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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