

HoldenCopley

PREPARE TO BE MOVED

Staplehurst Drive, Heathfield, Nottinghamshire NG5 INY

£195,000

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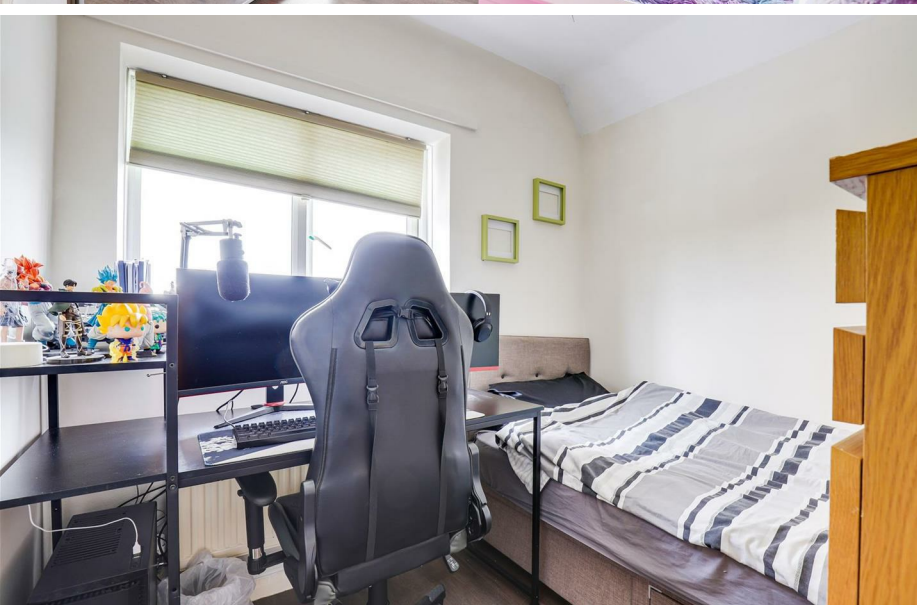


WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house offers deceptively spacious accommodation, perfectly suited for modern living. Ideally situated within close proximity to local amenities, including shops, excellent transport links and top-rated schools, this property provides both convenience and comfort. The ground floor features an entrance hall leading to a bright and airy living room, perfect for relaxation and entertaining. Adjacent is a fitted kitchen, equipped with modern appliances and ample storage. The first floor boasts three generous bedrooms, a three-piece bathroom suite and access to the loft for additional storage. Outside, the front of the property offers a convenient driveway, while the rear showcases a private, south-west facing garden. This outdoor space is ideal for leisure and gatherings, featuring a decking area with a charming pergola, a well-maintained lawn and a practical shed.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- South-West Facing Rear Garden
- Driveway
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'2" x 3'1" (1.29m x 0.95m)

The entrance hall has carpeted flooring and stairs, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

14'1" x 13'5" (4.31m x 4.11m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring and a radiator.

Kitchen

17'4" x 8'3" (5.30m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a composite sink with a drainer and a moveable swan neck mixer tap, space for a fridge-freezer, space for a dining table set, wood-effect flooring, partially tiled walls, a vertical radiator, LED spotlights, two UPVC double-glazed windows to the rear elevation and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

3'0" x 6'1" (0.92m x 1.86m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

Master Bedroom

9'7" x 10'8" (2.94m x 3.27m)

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

Bedroom Two

9'2" x 9'11" (2.80m x 3.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a built-in cupboard.

Bedroom Three

6'10" x 7'11" (2.10m x 2.43m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

6'2" x 6'6" (1.90m x 2.00m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a towel rail, a corner fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, waterproof boarding, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway, a garden with a lawn, decorative stones and a single wooden gate.

Rear

To the rear of the property is a private enclosed south-west facing garden with a fence panelled boundary, a decking area featuring a pergola with a polycarbonate roof, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

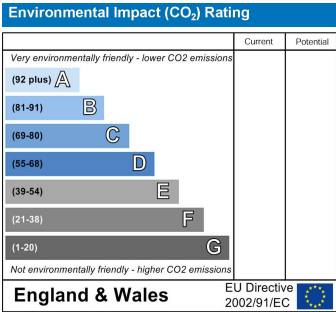
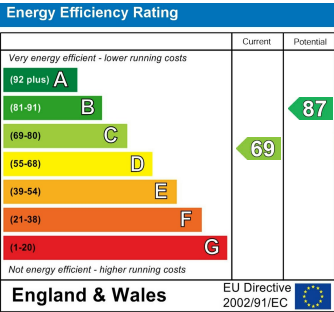
The vendor has advised the following:

Property Tenure is Freehold

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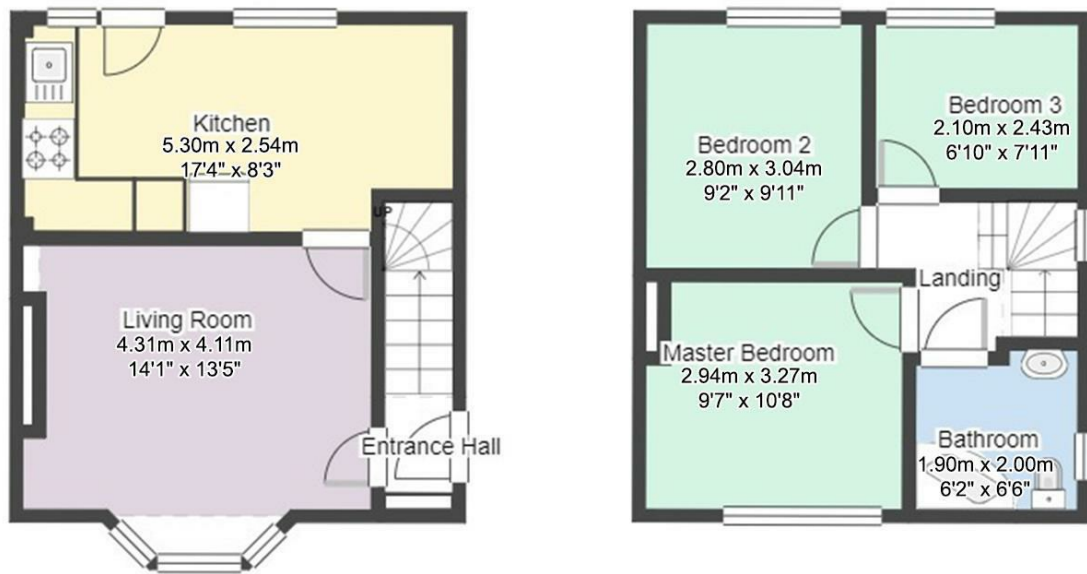
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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