

# HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Aspley, Nottinghamshire NG8 3PF

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Offers In Excess Of £375,000

Morello Drive, Aspley, Nottinghamshire NG8 3QF





## BEAUTIFULLY PRESENTED HOME...

We are pleased to present to the market this stunning four bedroom detached home, a true gem situated in a popular location within easy reach of various local amenities and facilities, the OMC and Nottingham City Centre. Upon entering, you'll be greeted by a warm and inviting entrance hall, setting the tone for the rest of the house. The ground floor boasts a spacious living room, providing ample space for relaxation and entertainment. The heart of this home lies in the modern fitted kitchen/diner, aesthetically pleasing but also practical, with its sleek design and top-of-the-line appliances. The dining area is thoughtfully integrated into the kitchen, making it a perfect space for family meals and entertaining guests. French doors open up to the rear garden, seamlessly blending indoor and outdoor living and allowing for an abundance of natural light to brighten the space. Convenience is key and this property delivers with a utility room and a well-appointed W/C on the ground floor. The utility room offers additional storage and laundry facilities, keeping your living spaces clutter-free and organized. Moving to the first floor, you'll discover four great-sized bedrooms. Each bedroom is tastefully designed to create a comfortable and relaxing retreat, with ample space for furniture and personalization. The master bedroom boasts the luxury of an en-suite bathroom, providing privacy and convenience for the lucky inhabitants of this room. The stylish four-piece bathroom suite serves the remaining bedrooms, offering a contemporary space for relaxation and pampering. Outside, this property continues to impress. A driveway and garage provide off-road parking, ensuring that your vehicles are safely housed. The private enclosed garden is a true oasis, offering a serene and secluded space to unwind, play, or entertain.

## MUST BE VIEWED







- Detached House
- Four Great-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Beautifully Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

13'3" x 6'4" (4.05 x 1.95)

The entrance hall has tiled flooring, carpeted stairs, an under-stair storage cupboard, a radiator, partially panelled walls, a UPVC double glazed obscure window to the front elevation and a single composite door providing access into the accommodation

### Living Room

16'6" x 10'3" (5.03 x 3.13)

The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

### Kitchen/Diner

19'10" x 11'4" (6.07 x 3.46)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, space for a dining table, a radiator, tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

### Utility Room

5'10" x 5'6" (1.79 x 1.70)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, a radiator, tiled flooring, recessed spotlights and a single door providing access to the rear garden

### W/C

5'6" x 4'1" (1.70 x 1.26)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a radiator, partially tiled walls and tiled flooring

## FIRST FLOOR

### Landing

9'11" x 9'6" (3.04 x 2.92)

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

### Master Bedroom

13'0" x 10'4" (3.97 x 3.15)

The master bedroom has carpeted flooring, a range of in-built wardrobes, access to the en-suite, a radiator, partially panelled walls and a UPVC double glazed window to the front elevation

### En-Suite

6'8" x 6'4" (2.04 x 1.94)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Two

13'1" x 10'3" (4.00 x 3.14)

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

### Bedroom Three

14'8" x 8'7" (4.48 x 2.62)

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

### Bedroom Four

10'4" x 8'9" (3.16 x 2.68)

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

### Bathroom

8'3" x 6'7" (2.53 x 2.03)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a

stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a well-maintained lawn, decorative plants and shrubs, courtesy lighting, a driveway with access to the garage providing ample off-road parking and gated access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved area, a wood-chipped area, courtesy lighting, an outdoor tap and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

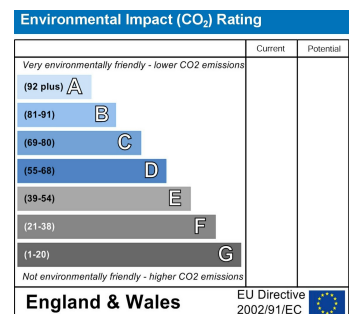
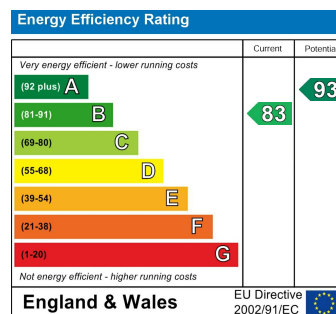
The vendor has advised the following:

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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