

HoldenCopley

PREPARE TO BE MOVED

Regina Drive, Aspley, Nottinghamshire NG8 3NP

Guide Price £235,000 - £260,000

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GUIDE PRICE £235,000 - £245,000

WELL PRESENTED THROUGHOUT...

Welcome to this three-bedroom semi-detached property that seamlessly combines comfort, convenience, and modern living. Nestled in a popular location, this home boasts proximity to local amenities, schools, and direct transport links, making it an ideal haven for both first-time buyers and families alike. As you step into this welcoming abode, you are greeted by an inviting entrance hall that leads the way to the ground floor space. The ground floor features a convenient W/C, a spacious living room, and a modern fitted kitchen-diner. This kitchen/diner is not only a hub for culinary delights but also a place where family and friends can gather. It opens out to the rear garden, connecting indoor and outdoor living seamlessly. Ascending the staircase to the first floor, you will discover a master bedroom with an en-suite, providing a private retreat. Two additional bedrooms, serviced by a three-piece bathroom suite, offer ample space for family members or guests. Outside, the property boasts a driveway at the front, ensuring hassle-free parking. The paved pathway leads you to the rear garden, with a decked patio area for al fresco dining, a gravelled area for easy maintenance, a lawn for recreational activities, and a handy shed for storage. The fence panelling surrounds the garden, providing privacy and security for your family.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- En-Suite To The Master Bedroom
- Three-Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off-Street Parking
- Popular Location
- Well Presented Throughout





GROUND FLOOR

Entrance Hall

4'5" x 4'4" (1.35m x 1.34m)

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

W/C

4'8" x 3'6" (1.44m x 1.07m)

This area has a low level flush W/C, a pedestal wash basin with splashback, a radiator, and Karndean flooring.

Living Room

14'0" x 11'0" (max) (4.28m x 3.37m (max))

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

Hall/Stairs

7'9" x 2'11" (2.38m x 0.91m)

The hall has Karndean, a radiator and carpeted stairs leading to the first floor.

Kitchen/Diner

14'9" x 10'8" (max) (4.51m x 3.26m (max))

The kitchen/diner has a range of base and wall units with a wood-effect worktop, a stainless steel sink with a mixer tap and drainer, an integrated oven with, a gas hob, an extractor fan and a stainless steel splashback, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, a space for a dining table, an in-built pantry, a TV point, tiled flooring, a UPVC double glazed window to the rear elevation and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

7'2" x 6'8" (2.19m x 2.04m)

The landing has wood flooring, access to the loft with lighting, and provides access to the first floor accommodation.

Bedroom One

10'11" x 10'0" (max) (3.33m x 3.05m (max))

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a TV point, an in-built wardrobe, carpeted flooring, and provides access to the en-suite.

En-Suite

8'0" x 5'0" (max) (2.46m x 1.53m (max))

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin with tiled splashback, a shower enclosure with a wall-mounted shower fixture, a radiator, a chrome heated towel rail, extractor fan, recessed spotlights and tiled flooring.

Bedroom Two

10'3" x 7'4" (3.13m x 2.26m)

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

Bedroom Three

7'2" x 6'10" (2.20m x 2.10m)

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

Bathroom

7'4" x 6'2" (max) (2.25m x 1.88m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower

screen, recessed spotlights, an extractor fan, a radiator, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, gravelled area, courtesy lighting, and paved pathway providing access to the rear of the property.

Rear

To the rear of the property is a private enclosed garden with a security and courtesy light, a bin storage area, a decked patio area, gravelled area, steps to a lawn area, a shed, fence panelling, and gated access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the direct gov 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.

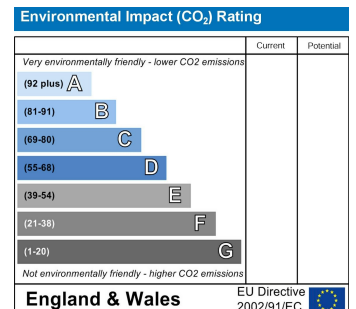
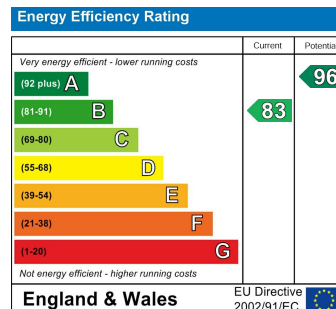
The vendor has advised the following:

Property Tenure is Freehold

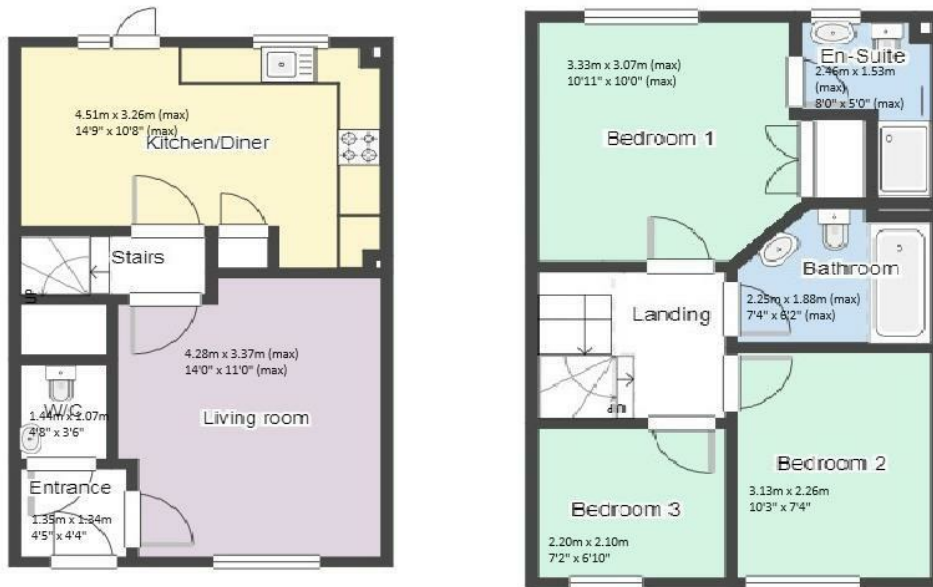
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