

# HoldenCopley

PREPARE TO BE MOVED

Duke Close, Bulwell, Nottinghamshire NG6 7BG

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Offers Over £195,000

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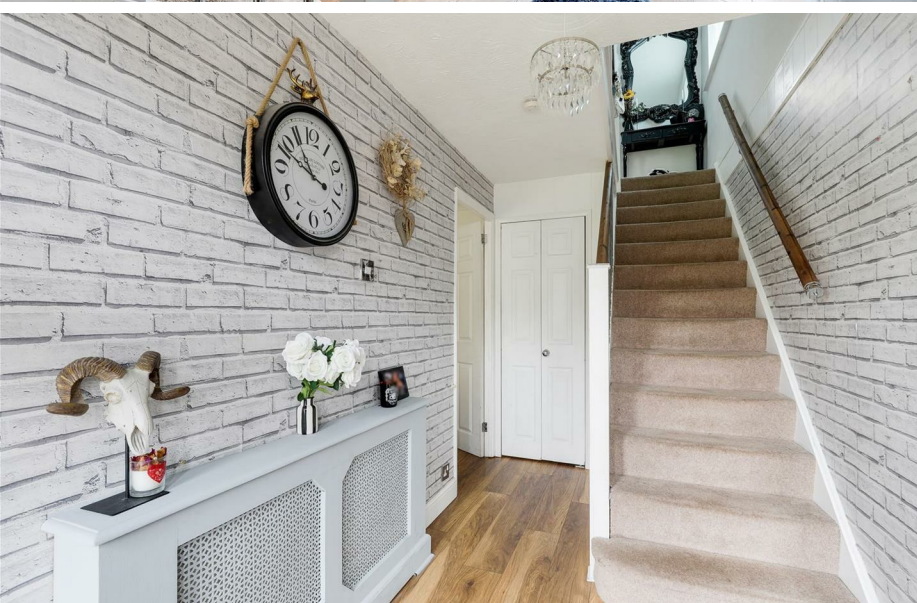
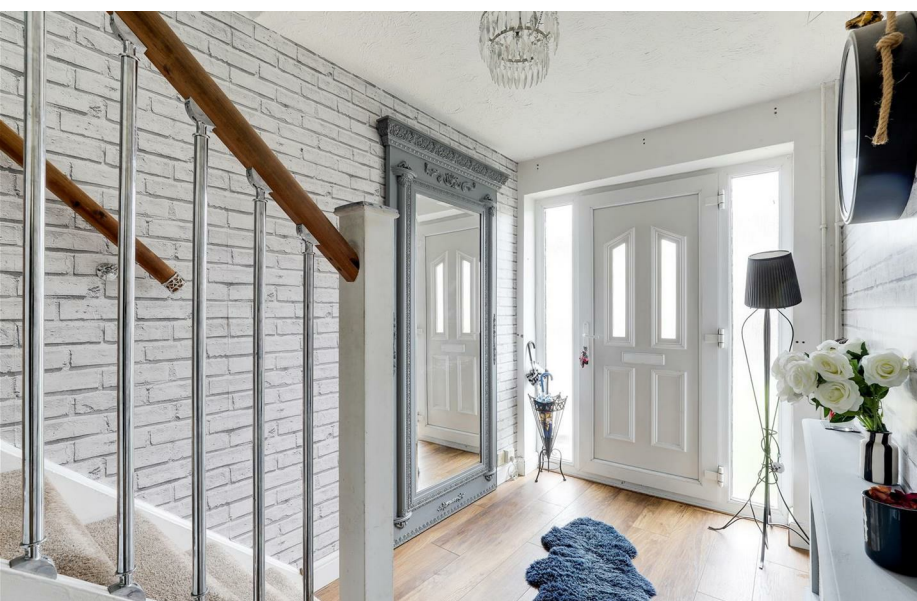


OFFERS OVER £195,000

Nestled within the tranquility of a quiet cul-de-sac in a sought-after location, this well-presented three-bedroom semi-detached house is an ideal haven for first-time buyers or families seeking both comfort and convenience. The property boasts ample space, catering to the needs of a growing family or those looking to start their homeownership journey. The ground floor welcomes you with an inviting entrance hall, leading to a tastefully decorated living room that seamlessly flows into a modern kitchen and dining area, creating a harmonious open-plan space. Upstairs on the first floor, three generously sized bedrooms await, all serviced by a well-appointed bathroom suite. The exterior of the property is equally impressive, with a driveway accommodating multiple cars and leading to the garage at the front. To the rear is a private enclosed garden. The strategic location ensures easy access to various local amenities, excellent transport links, convenient commuting options, and reputable schools, making this residence the perfect purchase for many buyers.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner With Marble-Fitted Worktops
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Driveway & Garage
- Private Enclosed Garden
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'2" x 6'0" (3.72 x 1.83)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, UPVC double-glazed obscure panelled windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

12'11" x 10'6" (3.96 x 3.22)

The living room has a UPVC double-glazed window to the front elevation, a radiator, a recessed chimney breast alcove with a feature fireplace and decorative surround, wood-effect flooring, a TV point, coving to the ceiling, and open plan to the kitchen diner.

### Kitchen Diner

16'7" x 10'8" (5.08 x 3.27)

The kitchen has a range of fitted base and wall units with a marble wrap-around worktop and marble splashback, an inverted sink with a movable swan neck mixer tap, an integrated oven with an induction hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'11" x 6'3" (2.42 x 1.91)

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

### Master Bedroom

12'8" x 10'0" (3.88 x 3.07)

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

### Bedroom Two

11'3" x 10'3" (3.45 x 3.13)

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

### Bedroom Three

9'6" x 6'6" (2.91 x 1.99)

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

### Bathroom

6'3" x 6'2" (1.91 x 1.90)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped jacuzzi-style bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, a chrome heated towel rail, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned area, a patio pathway, a driveway and access into the garage towards the rear.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn with a partial slate chipped border, a decked seating area, courtesy lighting, an outdoor tap, fence panelling, and gated access.

## 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.

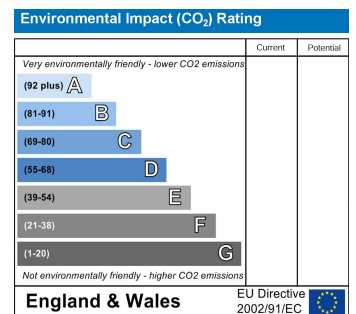
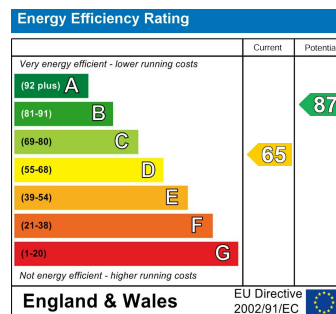
The vendor has advised the following:

Property Tenure is Freehold

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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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## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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