

HoldenCopley

PREPARE TO BE MOVED

Regina Drive, Aspley, Nottinghamshire NG8 3NP

Guide Price £370,000 - £390,000

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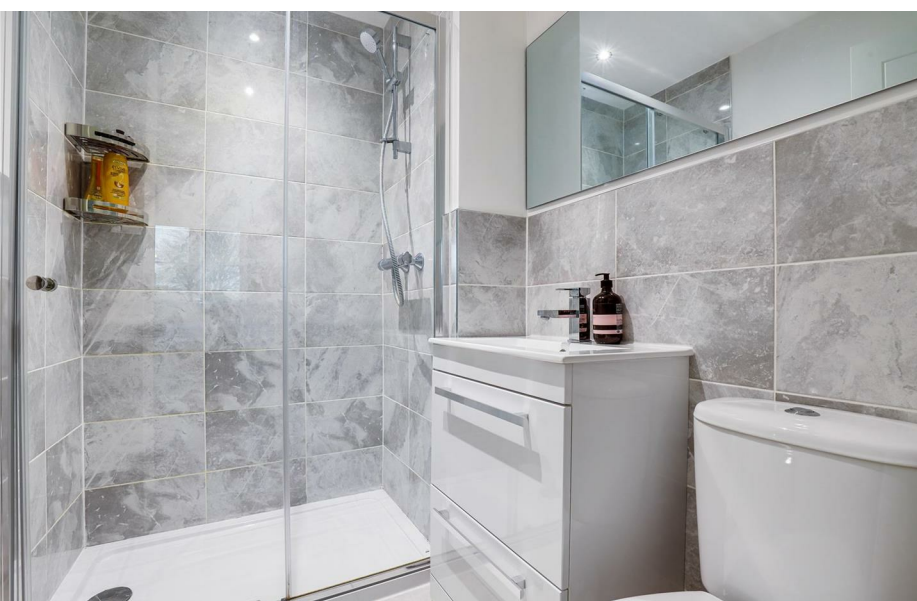
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MODERN DETACHED HOME...

Welcome to this exquisite four-bedroom modern detached house that epitomises contemporary living with its spacious and thoughtfully designed accommodation. As you step into the inviting entrance hall, you'll be greeted by a sense of openness that flows seamlessly throughout the residence. The ground floor boasts a generously sized living room, complemented by a dining room that effortlessly merges with the modern kitchen, creating a perfect space for entertaining. Convenience is key with a convenient W/C on this level. Ascend the staircase to the first floor, where you'll discover four well-appointed bedrooms, serviced by a stylish three-piece bathroom suite. The master bedroom further indulges its occupants with the luxury of an en-suite, adding an extra touch of opulence. Outside, the property features a car port and garage for secure parking, while the private enclosed rear garden offers a tranquil retreat for relaxation or outdoor gatherings. Nestled in the highly sought-after location of Aspley, it provides easy access to an array of local amenities, excellent commuting options, easy access to QMC and falls within the catchment area of exceptional schools. This residence truly encapsulates modern living at its finest, blending functionality with contemporary elegance.

MUST BE VIEWED





- Modern Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Car Port & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'1" x 14'2" (1.26m x 4.32m)

The entrance hall has laminate flooring, carpeted stairs, an under-stair storage cupboard and a single composite door providing access into the accommodation

Living Room

17'0" x 10'2" (5.18m x 3.10m)

The living room has laminate flooring, a TV point, a partially wood panelled wall, a radiator, recessed spotlights, a UPVC double glazed window to the front elevation and is open plan to the dining room

Dining Room

10'4" x 10'11" (3.16m x 3.35m)

The dining room has laminate flooring, is open plan to the kitchen and has UPVC double French doors providing access to the rear garden

Kitchen

7'9" x 13'2" (2.38m x 4.02m)

The kitchen 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 double oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, space for a condenser tumble dryer, laminate flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

W/C

7'3" x 3'6" (2.22m x 1.08m)

This space has a low-level dual flush W/C, a countertop wash basin with a mixer tap, a drawer unit and open access storage, a radiator, laminate flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

9'11" x 8'4" (3.04m x 2.55m)

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

Master Bedroom

9'10" x 11'3" (3.00m x 3.44m)

The master bedroom has carpeted flooring, a radiator, a fitted double sliding door wardrobe with shelves and drawers, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

4'9" x 3'11" (1.46m x 1.21m)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap and drawer units, a fitted shower enclosure with a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring and recessed spotlights

Bedroom Two

9'6" x 11'3" (2.90m x 3.43m)

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

Bedroom Three

14'8" x 9'0" (4.49m x 2.76m)

The third bedroom has carpeted flooring, two radiators, a loft hatch and two UPVC double glazed windows to the front and rear elevations

Bedroom Four

8'3" x 7'7" (2.54m x 2.33m)

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

Bathroom

6'11" x 6'3" (2.13m x 1.92m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with drawer units and a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls,

tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a range of plants and shrubs, courtesy lighting and a car port with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden, 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.

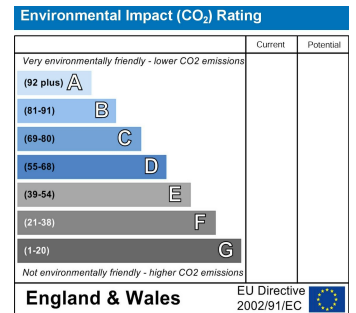
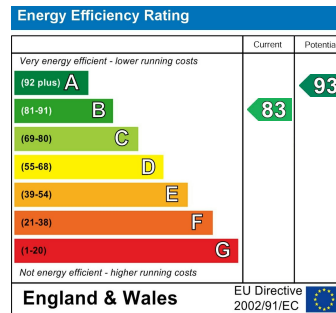
The vendor has advised the following:

Property Tenure is Freehold

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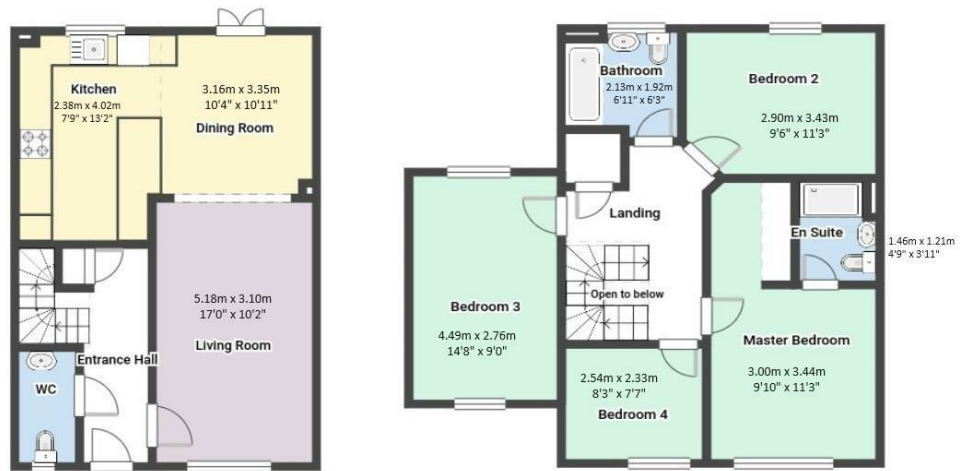
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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