

# HoldenCopley

PREPARE TO BE MOVED

Aspley Lane, Aspley, Nottinghamshire NG8 5GF

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**Guide Price £325,000**



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GUIDE PRICE: £325,000 - £350,000

NO UPWARD CHAIN...

Welcome to this four-bedroom detached property, ideally situated on a corner plot in a popular location, offering convenient access to local amenities including shops, schools, and excellent commuting links. This exceptional property presents an enticing blend of space, comfort and versatility. Upon entering, you are greeted by three generously sized reception rooms, each boasting its unique character. Adjacent to the dining room, you'll find a contemporary fitted kitchen equipped to meet your daily culinary needs. Adding convenience to your lifestyle, the ground floor features a convenient shower room, offering practicality for you and your guests. The upper level boasts three double bedrooms and a single bedroom, providing ample accommodation for residents. Completing the upper level, a two-piece bathroom suite and a separate W/C. To the front of the property, you'll find an enclosed garden with gated access to the driveway, providing off-road parking and access to the garage. The front garden features decorative stone, a variety of plants, and shrubs, enhancing the kerb appeal of the home. Step outside to the rear of the property, where a patio seating area awaits. Additionally, a greenhouse and a variety of plants and shrubs create a perfect space to enjoy the outdoors.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor Shower Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has windows to the front elevation and a single door providing access into the accommodation.

### Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, panelled walls, feature stained glass windows and a single door providing access from the porch.

### Boiler Room

This room houses the boiler and a window to the front elevation.

### Living Room

17'11" x 12'0" (5.48m x 3.66m)

The living room has carpeted flooring, two radiators, coving to the ceiling and four UPVC double-glazed windows to the front and side elevations.

### Family Room

12'3" into bay x 12'0" (3.75m into bay x 3.66m)

The family room has laminate wood-effect flooring, a radiator, a picture rail, a Rayburn multi-fuel stove with a decorative surround and a UPVC double-glazed bay window to the front elevation.

### Dining Room

14'11" x 10'2" (4.55m x 3.12m)

The dining room has laminate wood-effect flooring, a radiator, coving to the ceiling, recessed spotlights, a dado rail, fitted storage units and shelves, a Rayburn multi-fuel burning stove with oven and hot plate, a fitted bench and open access to the kitchen.

### Kitchen

16'9" max x 9'5" max (5.11m max x 2.88m max)

The kitchen has a range of fitted base and wall units with worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven, an integrated gas hob, partially tiled walls, recessed spotlights, tiled flooring and a window to the rear elevation.

### Rear Porch

The rear porch has tiled flooring, a dado rail and a single UPVC door providing access to the rear garden.

### Shower Room

7'10" x 2'0" (2.40m x 0.61m)

The shower room has a low level flush W/C, a shower enclosure with a shower fixture, a dado rail, an extractor fan, tiled flooring and an obscure window to the front elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a dado rail, a picture rail, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

12'7" x 11'11" (3.84m x 3.65m)

The main bedroom has carpeted flooring, a radiator, a picture rail, fitted sliding door wardrobes and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

12'0" x 10'11" (3.68m x 3.35m)

The second bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and side elevations.

### Bedroom Three

10'0" x 8'4" (3.06m x 2.55m)

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

### Bedroom Four

8'11" x 6'3" (2.72m x 1.93m)

The fourth bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed window to the side elevation.

### Bathroom

8'2" x 4'3" (2.50m x 1.31m)

The bathroom has a wall-mounted wash basin, a panelled wall with a shower fixture, an in-built storage cupboard, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

### W/C

This space has a low level dual flush W/C, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

The front of the property has an enclosed garden with gated access to the driveway providing off-road parking, access to the garage, decorative stone, a variety of plants and shrubs.

### Rear

To the rear of the property is a paved patio area, a greenhouse, a sheltered area, a variety of plants and shrubs and fence panelling.

## 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.

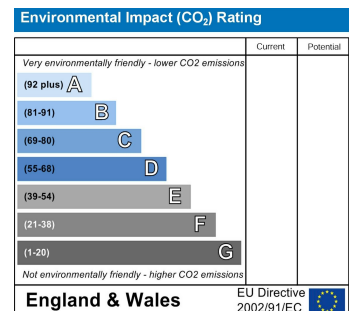
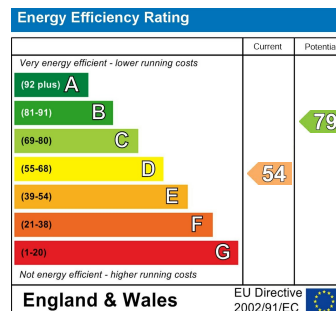
The vendor has advised the following:

Property Tenure is Freehold

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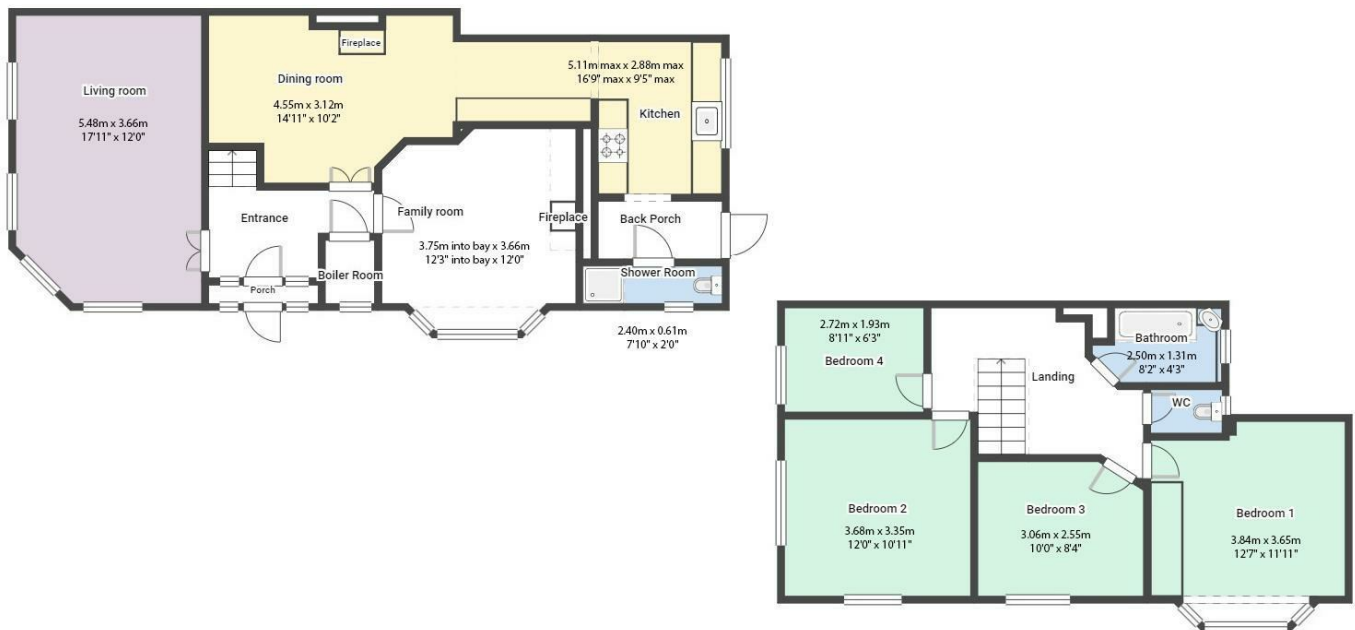
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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