

# HoldenCopley

PREPARE TO BE MOVED

Discovery Drive, Aspley, Nottinghamshire NG8 3PG

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**Guide Price £375,000**

Discovery Drive, Aspley, Nottinghamshire NG8 3QG



GUIDE PRICE: £375,000 - £400,000

DETACHED HOUSE...

Welcome to this detached house nestled conveniently close to all local amenities, offering a perfect blend of modern convenience and family-friendly living. Situated within easy reach of shops, schools, and more, this home boasts excellent transport links into Nottingham City Centre and surrounding areas, making it ideal for a growing family. As you step through the front door, you are greeted by an entrance hall that sets the tone for the rest of the property. The ground floor features a spacious living room. A fitted kitchen, complete with double French doors that open out to the rear garden. A convenient ground floor W/C adds to the practicality of this level. Venturing upstairs, you'll find four bedrooms, offering ample space for the whole family. The main bedroom boasts the luxury of an en-suite bathroom, providing a private sanctuary for relaxation. Additionally, a further four-piece bathroom suite ensures convenience for the rest of the household. Outside, the property continues to impress, at the front, a small planted area with wrought iron fencing. A driveway leads to the garage, offering ample parking space, while gated access to the rear garden adds security and privacy. The enclosed rear garden features a patio area, perfect for al fresco dining or entertaining guests, while a lawn provides space for outdoor activities. With courtesy lighting and fence panelled boundaries, the garden offers a serene retreat for both relaxation and play.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four Piece Bathroom Suite & En-Suite To The Main Bedroom
- Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'0" x 15'8" (1.23m x 4.80m)

The entrance hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

### W/C

3'2" x 5'6" (0.99m x 1.68m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, and tiled flooring.

### Living Room

9'9" x 17'6" (2.98m x 5.34m)

The living room has a UPVC double glazed window with fitted blinds, two radiators, a TV point, and carpeted flooring.

### Kitchen

17'8" x 11'6" (5.41m x 3.52m)

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

## FIRST FLOOR

### Landing

9'4" x 6'9" (2.87m x 2.06m)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

### Master Bedroom

13'1" x 11'1" (3.99m x 3.38m)

The main bedroom has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, a double fitted wardrobe, a single fitted wardrobe, carpeted flooring, and access into the en-suite.

### En Suite

6'3" x 8'0" (1.92m x 2.45m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

### Bedroom Two

16'2" x 7'11" (4.94m x 2.43m)

The second bedroom has two UPVC windows to the front and rear elevation, double fitted wardrobes, and carpeted flooring.

### Bedroom Three

8'7" x 9'7" (2.64m x 2.94m)

The third bedroom has a UPVC window to the rear elevation, a fitted wardrobe, and carpeted flooring.

### Bedroom Four

8'7" x 6'5" (2.64m x 1.98m)

The fourth bedroom has a UPVC window to the rear elevation, and carpeted flooring.

### Bathroom

6'2" x 9'9" (1.90m x 2.98m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a small planted area with wrought iron fencing, courtesy lighting, a driveway to the garage, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio, lawn, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 4G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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.

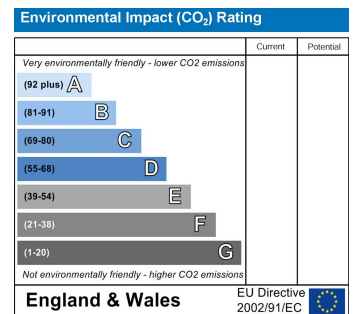
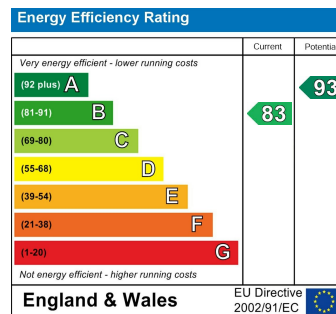
The vendor has advised the following:

Property Tenure is Freehold

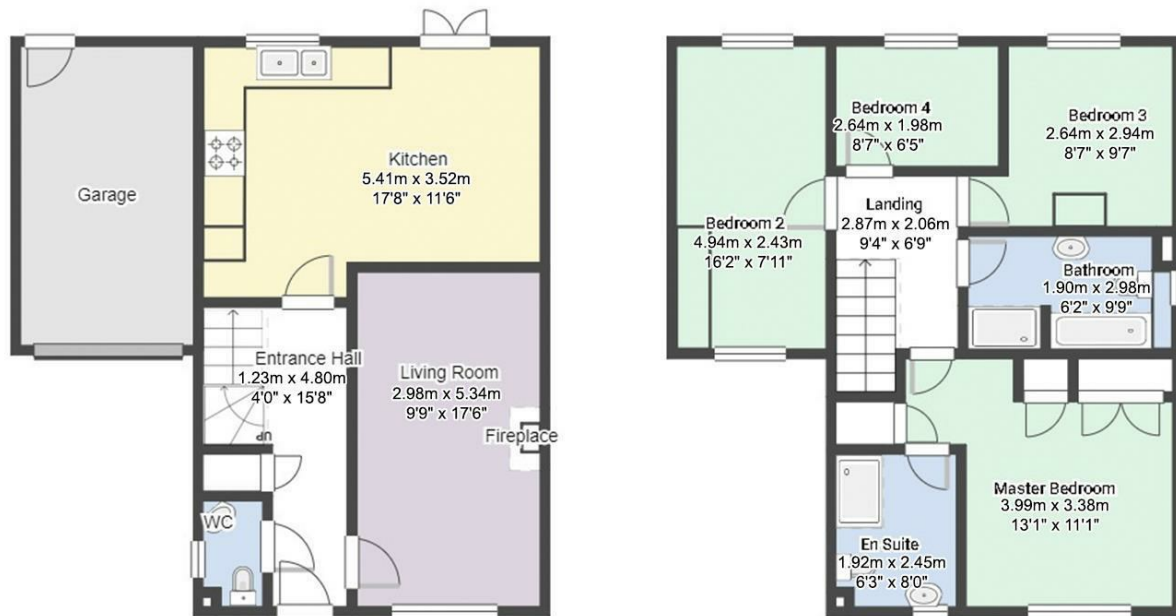
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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