

# HoldenCopley

PREPARE TO BE MOVED

High Main Drive, Bestwood Village, Nottinghamshire NG6 8YX

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Guide Price £230,000 - £250,000

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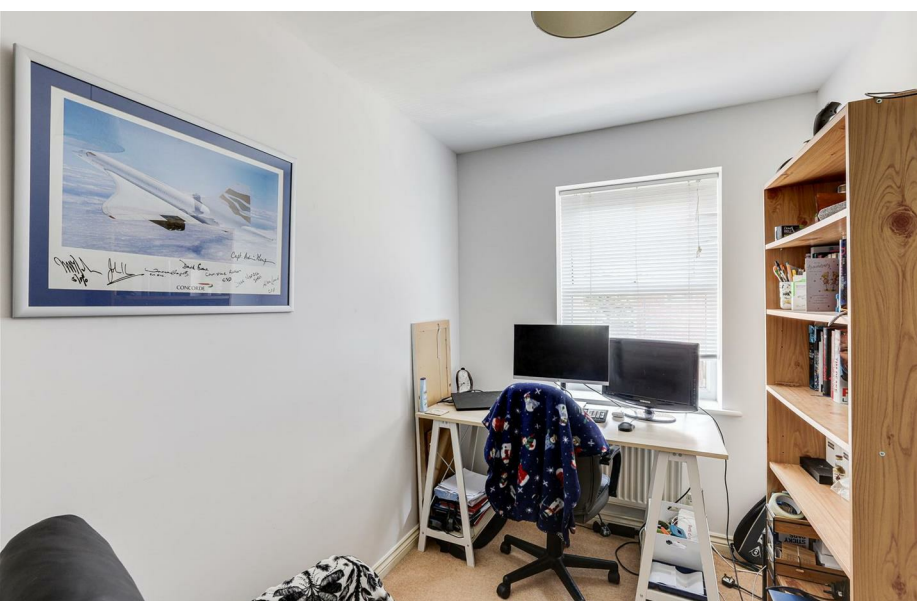
GUIDE PRICE £230,000 - £240,000

TOWN HOUSE...

Nestled in a prime location just a short stroll from the local country park, this four-bedroom townhouse offers the perfect blend of modern living and convenience. The property boasts excellent transport links and is in close proximity to a range of local amenities. On the ground floor, you'll find a sleek, contemporary kitchen alongside a spacious lounge-diner, which features double French doors that open out to the rear garden, and a convenient ground floor W/C. The first floor hosts two bedrooms and a three-piece bathroom suite. Ascend to the second floor to discover two additional bedrooms, with the primary bedroom benefitting from its en-suite bathroom. Outside, the front of the property is adorned with a gravelled area and plant shrubs, creating an inviting entrance. The enclosed rear garden is a true retreat, complete with courtesy lighting, a patio area for alfresco dining, a decked seating area, and a lush lawn, all framed by a fence-panelled boundary. A gate provides access to the garage, which features a single door to the rear, lighting, electrics, and an up-and-over door leading to the driveway. This property seamlessly combines comfort, style, and practicality, making it an ideal family home.

MUST BE VIEWED





- Modern Town House
- Three Storey & Four Bedrooms
- Living / Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite & En-Suite To The Main Bedroom
- Garage
- Enclosed Rear Garden
- Popular Location
- New Boiler With 5 Year Guarantee
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'11" x 6'5" (max) (4.87m x 1.96m (max))

The entrance hall has solid wood flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### W/C

4'9" x 2'9" (1.46m x 0.86m )

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

### Kitchen

15'10" x 7'10" (max) (4.84m x 2.41m (max))

The kitchen has a range of base and wall units with worktops, a stainless steel sink and a half with drainer and mixer taps, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled splash back, a radiator, tiled flooring, and a double glazed window to the front elevation.

### Living/Dining Room

14'6" x 12'9" (max) (4.44m x 3.91m (max))

The lounge has solid wood flooring TV point, a feature fireplace, a radiator and double glazed French doors leading to the garden

## FIRST FLOOR

### Landing

18'1" x 6'3" (max) (5.52m x 1.93m (max))

The landing has a double glazed window to the front elevation, a radiator, carpeted flooring, and provides access to the first floor accommodation

### Bedroom Two

12'9" x 12'5" (3.90m x 3.79m)

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

### Bedroom Four

11'0" x 6'3" (3.37m x 1.93m )

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

### Bathroom

6'9" x 6'3" (max) (2.06m x 1.91m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### Upper Landing

12'0" x 8'0" (max) (3.66m x 2.44m (max))

The upper landing has carpeted floor, access into the loft, and access to the second floor accommodation.

### Bedroom One

15'5" x 12'10" (max) (4.70m x 3.92m (max))

The first bedroom has a double glazed window to the rear elevation, a radiator, fitted mirrored wardrobes, carpeted flooring, and access into the en-suite.

### En-suite

7'6" x 4'7" (max) (2.30m x 1.40m (max))

This space has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

### Bedroom Three

11'8" x 9'3" (3.58m x 2.84m )

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

## OUTSIDE

### Front

To the front of the property is a small gravelled area with plant shrubs.

### Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio area, a decked seating area, a lawn, fence panelled boundary, and gate access to the garage.

### Garage

16'11" x 8'6" (5.18m x 2.61m )

The garage has a single door to the rear, lighting, electrics, and an up-and-over door opening out to the driveway.

## 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 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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 - Gedling Borough Council - Band C

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.

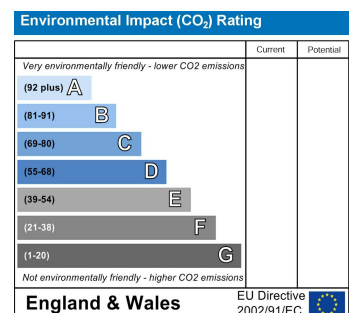
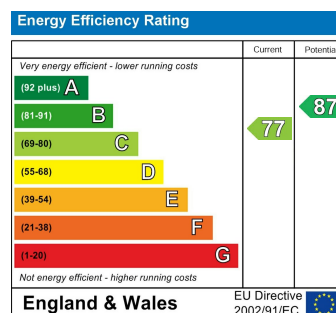
The vendor has advised the following:

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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