

HoldenCopley

PREPARE TO BE MOVED

Broad Valley Drive, Bestwood Village, Nottinghamshire NG6 8XA

Guide Price £400,000 - £425,000

Broad Valley Drive, Bestwood Village, Nottinghamshire NG6 8XA



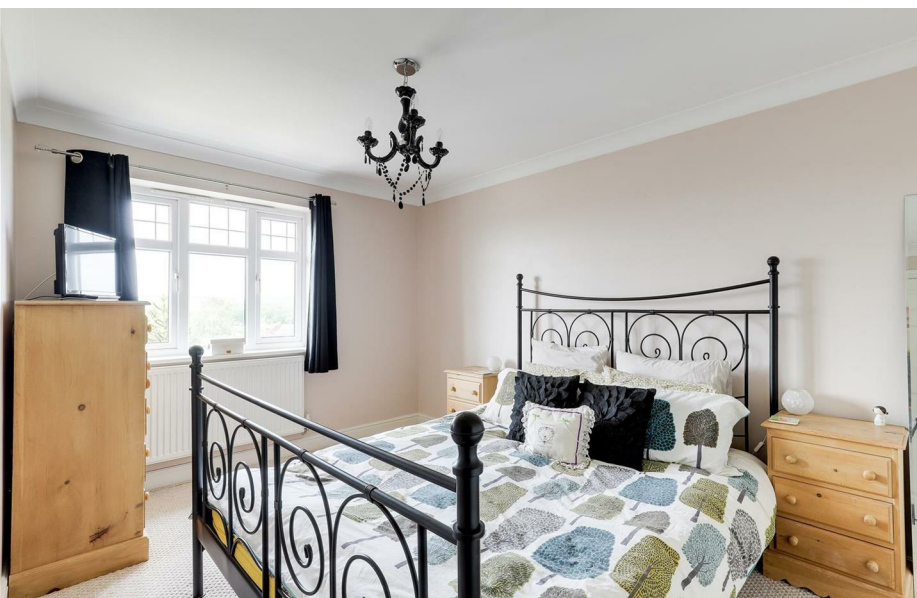
GUIDE PRICE £400,000 - £425,000

WELL-PRESENTED THROUGHOUT...

Welcome to this stunning four-bedroom detached house, a spacious and well-presented family home. Nestled at the private end of a cul-de-sac in a desirable village location, this property offers convenient access to local amenities, including shops, schools, and commuting links. Additionally, it boasts direct access to Bestwood Country Park. Upon entering, the ground floor welcomes you with a hallway that leads to a spacious open-plan reception room, complete with a charming multi-fuel burner. The modern kitchen diner, the heart of the home, features bi-folding doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. Completing the ground floor is a utility room and a convenient W/C. The upper level boasts four double bedrooms, providing ample space for the entire family. The master and second bedrooms both benefit from fitted wardrobes and ensuite bathrooms, while a family bathroom caters to the remaining bedrooms. Externally, the front of the property features a driveway providing off-road parking for multiple cars and access to a garage that offers ample storage space. The front garden is adorned with decorative stones, a variety of plants, and shrubs, enhancing the kerb appeal. To the rear, a private enclosed garden awaits, complete with a patio seating area, steps leading up to a lawn, a decked seating area, and an array of plants and shrubs, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Family Bathroom & Two En-Suites
- Driveway & Garage
- Well Presented Throughout
- Private End Of Cul De Sac Location
- Must Be Viewed





GROUND FLOOR

Hallway

16'2" x 6'0" (4.93 x 1.83)

The hallway has wooden parquet flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

16'6" x 11'7" (5.03 x 3.54)

The living room has oak flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature multi-fuel burner a decorative surround with a wooden mantel and tiled hearth, open access to the kitchen diner and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

20'7" x 12'2" (6.29 x 3.71)

The kitchen diner has a range of fitted base and wall units with roll-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated hob, double oven & dishwasher. An extractor fan, space for a wine cooler, a breakfast bar, partially tiled walls, recessed spotlights, wooden parquet flooring, three vertical radiators, a UPVC double-glazed window to the rear elevation and bi-folding doors opening out to the rear elevation.

Utility Room

14'3" x 6'1" (4.36 x 1.86)

The utility room has fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, a radiator, partially tiled walls, an extractor fan, access to the garage, parquet flooring, a UPVC double-glazed window to the side elevation and a single composite door providing access into the rear garden.

W/C

5'7" x 2'11" (1.72 x 0.89)

This space has a low level flush W/C, a pedestal wash basin, a tiled splash back, a radiator, ceiling coving, vinyl flooring and a UPVC double-glazed obscured window to the side elevation.

FIRST FLOOR

Landing

13'0" x 5'2" (3.98 x 1.58)

The landing has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard that houses the boiler, access to the first floor accommodation and access to the loft.

Master Bedroom

15'7" x 14'3" (4.76 x 4.35)

The main bedroom has carpeted flooring, a radiator, two in-built fitted wardrobes, ceiling coving, access to the en-suite and two UPVC double-glazed windows to the rear and side elevations.

En-Suite

8'0" x 6'11" (2.46 x 2.13)

The en-suite has a low level dual flush W/C, a vanity storage units with two wash basins, a walk-in shower with an overhead rainfall shower and a handheld shower, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'2" x 8'10" (4.02 x 2.70)

The second bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite, in-built wardrobes and a UPVC double-glazed window to the front elevation.

En-Suite

6'9" x 4'7" (2.07 x 1.40)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, partially tiled walls, a heated towel rail, a wall-mounted electric shaving point, ceiling coving, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

10'8" x 8'9" (3.27 x 2.69)

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

Bedroom Four

9'10" x 8'11" (3.02 x 2.72)

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

Bathroom

7'7" x 5'5" (2.32 x 1.67)

The bathroom has a low level flush W/C, a pedestal wash basin, a tiled panelled bath with a handheld shower head, a radiator, a wall-mounted electric shaving point, ceiling coving, 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 driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a garden area with decorative stones, a range of plants and shrubs, fence panelling and brick-wall boundary.

Garage

17'4" x 8'3" (5.30 x 2.52)

The garage has courtesy lighting, power supply, ample storage space and a up-and-over door.

Rear

To the rear of the property is a private enclosed garden with paved patio area steps leading up to a lawn, a decked area, plants and shrubs, fence panelling and brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

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.

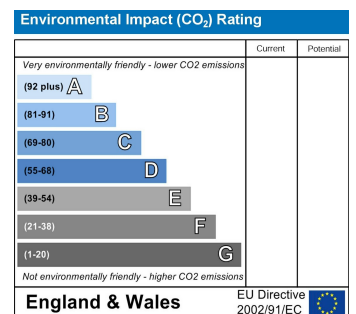
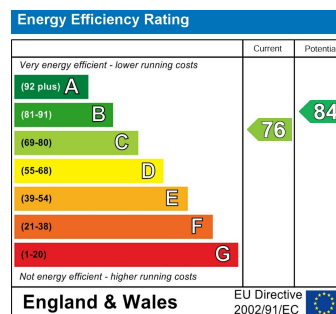
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

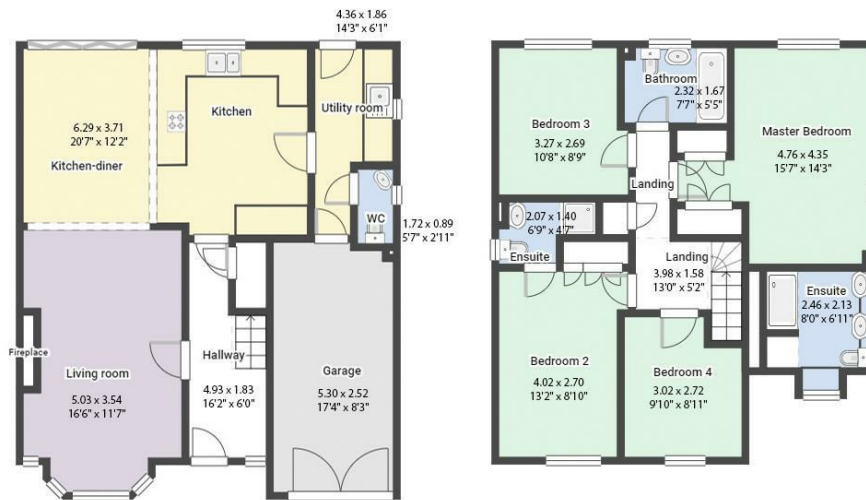
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Broad Valley Drive, Bestwood Village, Nottinghamshire NG6 8XA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.