

HoldenCopley

PREPARE TO BE MOVED

High Main Drive, Bestwood Village, Nottinghamshire NG6 8YX

Guide Price £300,000

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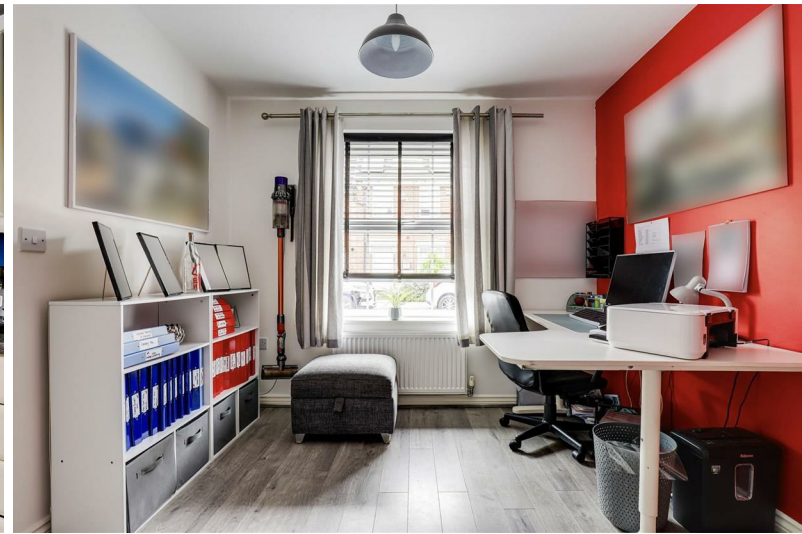


GUIDE PRICE £300,000 - £325,000

NO UPWARD CHAIN...

This four-bedroom detached house, boasting generous accommodation across two floors, is impeccably presented and available with no upward chain. Nestled in a tranquil development close to local amenities, including the scenic Bestwood Country Park, excellent schools, and convenient transport links, this home promises both comfort and convenience. The ground floor features an inviting entrance hall, a well-appointed W/C, a spacious living room perfect for relaxation and entertaining, a contemporary fitted kitchen, and a separate utility room. Ascending to the first floor, you'll find four well-proportioned bedrooms, with the master bedroom enjoying the luxury of an en-suite, and a modern family bathroom. Outside, the property benefits from a driveway leading to a garage, and a private enclosed garden complete with a sheltered seating area, ideal for outdoor dining and leisure.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Utility & W/C
- Two Bathrooms
- Private Garden With Sheltered Seating Area
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'1" x 11'3" (2.78m x 3.44m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, an in-built under stair cupboard, a UPVC double-glazed window to the front elevation, and a single door providing access into the accommodation.

W/C

5'0" x 2'8" (1.53m x 0.83m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, wood-effect flooring, a wall-mounted consumer unit, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Living Room

19'8" x 11'1" (6.00m x 3.39m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a radiator, a feature fireplace with a decorative surround, and double French doors opening out to the garden.

Office

10'2" x 9'1" (3.10m x 2.77m)

The office has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Kitchen

9'3" x 11'5" (2.83m x 3.50m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space for an American-style fridge freezer, space and plumbing for a dishwasher, tiled flooring, a radiator, a TV point, an open arch into the utility room, and a UPVC double-glazed window to the side elevation.

Utility Room

6'7" x 5'2" (2.02m x 1.59m)

The utility room has fitted base and wall unit with a worktop, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, a radiator, tiled flooring, and a single composite door to the rear.

FIRST FLOOR

Landing

10'0" x 13'10" (3.05m x 4.23m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11'4" x 12'1" (3.47m x 3.69m)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

5'2" x 9'0" (1.60m x 2.76m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower, a radiator, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9'9" x 9'1" (2.98m x 2.79m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and a fitted sliding door wardrobe.

Bedroom Three

10'0" x 7'8" (3.05m x 2.35m)

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

Bedroom Four

9'9" x 8'0" (2.98m x 2.46m)

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

Bathroom

8'8" x 6'5" (2.65m x 1.96m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside, the property benefits from a driveway and access into a single garage, along with a private enclosed garden featuring a patio area, a lawn, a sheltered seating area, courtesy lighting, and an external power socket.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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:

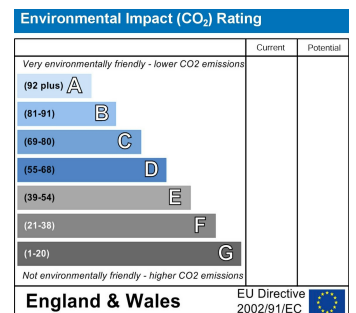
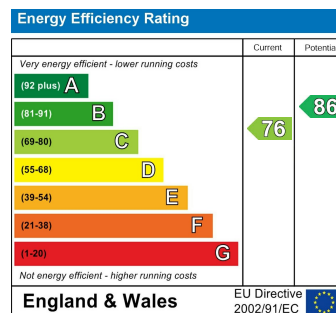
Property Tenure is Freehold

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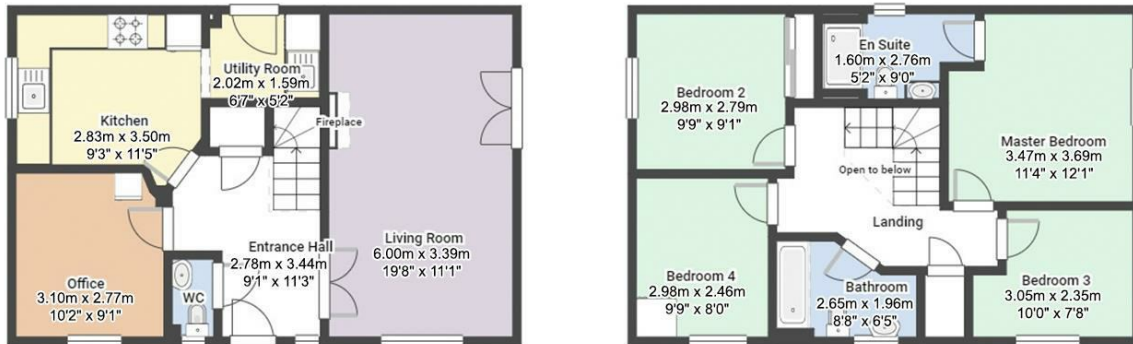
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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