

HoldenCopley

PREPARE TO BE MOVED

Trafford Gardens, Aspley, Nottinghamshire NG8 5AL

£400,000

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NO UPWARD CHAIN...

This spacious four-bedroom detached house comes with no upward chain and is ideally situated close to a range of local amenities, including parks, leisure centers, excellent schools, and convenient commuting links. Upon entering, you are welcomed into a spacious living room that seamlessly flows into the dining room, creating a bright and open living space. The modern kitchen diner is well-equipped with ample storage and counter space, complemented by double French doors that open out to the rear garden, perfect for both everyday living and entertaining. The upper level offers four generously sized double bedrooms. The master bedroom and the second bedroom both benefit from fitted wardrobes, providing plenty of storage space. The master bedroom also features a stylish en-suite bathroom, while the family bathroom serves the remaining residents. To the front of the property, there is a driveway providing off-road parking and access to the garage. The rear garden features a patio seating area and a lawn, and has access to a gated playground.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Bathroom & En-Suite
- Driveway & Garage
- New Energy Efficient Combi Boiler
- Enclosed Rear Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Porch

3'6" x 4'0" (1.09m x 1.24m)

The entrance porch has wood flooring, ceiling coving and a single UPVC door providing access into the accommodation.

Living Room

15'9" x 10'4" (4.81m x 3.17m)

The living room has carpeted flooring, ceiling coving, a feature fireplace open-plan access to the hall & dining room and a UPVC double-glazed bay window to the front elevation.

Hall

9'4" x 7'6" (2.86m x 2.29m)

The hall has carpeted flooring, a radiator, ceiling coving, and open access to the dining room.

Dining Room

7'10" x 7'11" (2.39m x 2.43m)

The dining room has carpeted flooring, a radiator, ceiling coving, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Kitchen

19'1" x 6'11" (5.83m x 2.12m)

The kitchen has a range of fitted base and wall units with worktops & a splash back, an undermount sink with a swan neck mixer tap, an integrated oven, hob & extractor fan, a breakfast bar, a radiator, ceiling coving, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Dining Room

8'9" x 14'0" (2.69m x 4.28m)

The dining area has vinyl flooring, a radiator, ceiling coving, recessed spotlights and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 11'5" (1.79m x 3.49m)

The landing has carpeted flooring, recessed spotlights, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

9'6" x 14'11" (2.90m x 4.55m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, in-built wardrobes, access to the en-suite and two UPVC double-glazed windows to the front elevation.

En-Suite

7'8" x 6'2" (2.35m x 1.90m)

The en-suite has a concealed low level flush W/C with a bidet hose, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a vertical radiator, recessed spotlights, an extractor fan, tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

Bedroom Two

8'7" x 11'9" (2.62 x 3.60m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'9" x 7'11" (2.69m x 2.43m)

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

Bedroom Four

11'3" x 7'6" (3.44m x 2.29m)

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

Bathroom

6'10" x 5'5" (2.10m x 1.66m)

The bathroom has a concealed low level flush W/C with a bidet hose, a vanity storage unit with a wash basin, a panelled bath with a shower head, a radiator, recessed spotlights, tiled walls, tiled flooring 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, access to the garage, gated access to the rear garden, a gravel area and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, mature trees, an outdoor tap and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – Good 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 - Nottingham City 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.

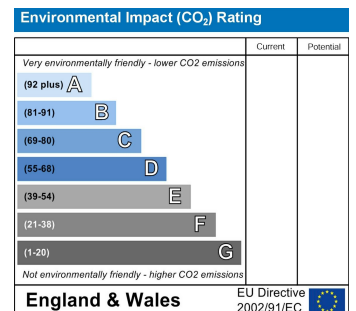
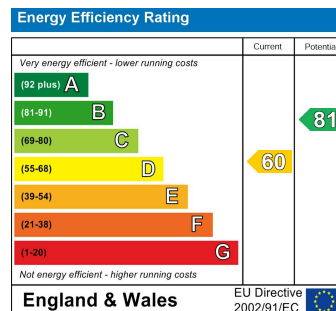
The vendor has advised the following:

Property Tenure is Freehold

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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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