

# HoldenCopley

PREPARE TO BE MOVED

Fairway Drive, Bulwell, Nottinghamshire NG6 9LH

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Guide Price £285,000 - £295,000

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WELL PRESENTED THROUGHOUT...

Introducing this well-presented four-bedroom detached house, offering deceptively spacious accommodation perfect for anyone looking to move straight in. Situated in a sought-after location, this property is within close proximity to various local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and great school catchments. On the ground floor, you are greeted by an entrance hall, a convenient W/C, a modern fitted kitchen and a spacious lounge diner ideal for both relaxing and entertaining. Additionally, there is an integrated garage providing extra storage or parking space. The first floor boasts four generously sized bedrooms, a three-piece bathroom suite, and access to a boarded loft for additional storage. The exterior of the property is equally impressive, featuring a front garden with a well-kept lawn and a driveway. To the rear, you will find a private, south-facing paved garden, perfect for outdoor activities and storage. This exceptional home combines comfort, style, and practicality, making it an ideal choice for modern family living.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private South Facing Rear Garden
- Garage
- Driveway
- Must Be Viewed





## GROUND FLOOR

### Hallway

7'6" x 5'3" (2.29 x 1.62)

The hallway has wood-effect flooring, a radiator, coving and a single composite door providing access into the accommodation.

### W/C

8'0" x 3'2" (2.44m x 0.97m)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Lounge Diner

18'11" x 17'2" (5.77m x 5.23m)

The lounge diner has a UPVC double-glazed window to the side elevation, carpeted flooring, an open staircase with carpeted stairs, a radiator, a feature fireplace with a decorative surround, coving, two ceiling roses and double French doors providing access out to the garden.

### Kitchen

10'4" x 9'1" (3.15m x 2.77m)

The kitchen has a range of shaker style fitted base and wall units with worktops, an integrated oven, microwave, fridge-freezer, dishwasher, washing machine and tumble dryer, a gas hob with an extractor fan, a composite sink and a half with a drainer, wooden flooring, partially tiled walls, coving, recessed spotlights and a UPVC double-glazed window to the side elevation.

### Garage

16'4" x 8'3" (4.98m x 2.51m)

The garage has an up and over door, lighting and a wall-mounted boiler.

## FIRST FLOOR

### Landing

7'4" x 7'2" (2.24m x 2.18m)

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a ceiling rose, a UPVC double-glazed window to the rear elevation and provides access to the first floor accommodation.

### Master Bedroom

11'1" x 10'0" (3.38m x 3.05m)

The main bedroom has a UPVC double-glazed window to the side elevation, tile-effect flooring and a radiator.

### Bedroom Two

10'2" x 9'3" (3.10m x 2.82m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and fitted wardrobes and over the head cupboards.

### Bedroom Three

9'10" x 8'9" (3.00m x 2.67m)

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

### Bedroom Four

9'4" x 8'5" (2.84m x 2.57m)

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

### Bathroom

7'10" x 5'4" (2.39m x 1.63m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, fitted cupboards, a fitted panelled bath with a mains-fed shower, a glass shower screen, tile-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn, various plants and a driveway.

### Rear

To the rear of the property is a south facing paved garden with a fence panelled boundary, various plants, an exterior security light and a single wooden lockable gate.

## 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- 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

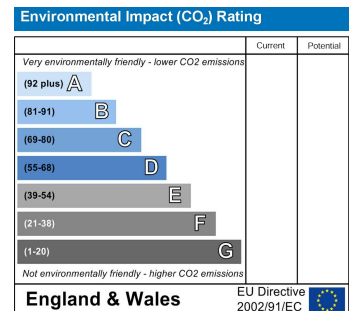
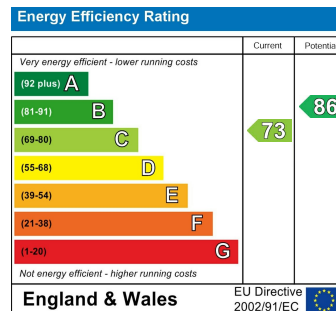
The vendor has advised the following:

Property Tenure is Freehold

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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](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)