

# HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Beechdale, Nottinghamshire NG8 3QF

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£380,000

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## THE PERFECT FAMILY HOME...

This four-bedroom detached house, constructed within recent years, offers a blend of modern living with spacious accommodation, making it perfect for a growing family. Situated in a quiet development, the property benefits from easy commuting access, good school catchments, and proximity to local amenities. Upon entering, you are greeted by an inviting entrance hall leading to a bay-fronted living room. The heart of the home is the modern fitted kitchen, equipped with integrated appliances and seamlessly connected to the dining room, creating an open-plan space perfect for family gatherings and entertaining. The ground floor also includes a practical utility room and a convenient W/C. Ascending to the first floor, you will find four bedrooms, each offering ample space and comfort. The family bathroom suite is designed with contemporary fixtures and fittings. The master bedroom boasts its own en-suite, providing a private retreat for relaxation. Outside, the property features a driveway leading to the garage, which is equipped with an electric Tesla car charger, catering to modern needs. The rear of the house reveals a generous-sized garden, providing plenty of space for outdoor activities, gardening, and leisure.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner With Integrated Appliances
- Utility & W/C
- Air-Conditioning Units
- Integral Garage
- Driveway With Electric Tesla Car-Charger
- Private Garden
- Easy Commuting Access





## GROUND FLOOR

### Entrance Hall

14'5" x 6'5" (4.41m x 1.97m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built under stair cupboard, and a composite door providing access into the accommodation.

### Living Room

10'2" x 16'6" (3.11m x 5.04m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted air conditioning unit, a TV point, and a radiator.

### Kitchen

11'5" x 19'11" (3.49m x 6.09m)

The kitchen has a range of fitted base and wall units with laminate worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, an integrated oven with a gas hob and extractor fan, tiled flooring, space for a dining table, a radiator, recessed spotlights, open access to the utility room, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

### Utility Room

5'6" x 6'0" (1.69m x 1.83m)

The utility room has fitted base and wall units with a laminate worktop, a stainless steel sink with a mixer tap and drainer, an integrated washing machine, tiled flooring, a radiator, recessed spotlights, and a composite door providing access to the garden.

### W/C

3'11" x 5'6" (1.21m x 1.70m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, a radiator, and an extractor fan.

### Garage

17'7" x 7'10" (5.36m x 2.41m)

The garage has lighting and an up and over door opening out onto the front driveway.

## FIRST FLOOR

### Landing

9'10" x 12'2" (3.02m x 3.71m)

The landing has carpeted flooring, an in-built cupboard, a radiator, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

10'2" x 13'1" (3.12m x 3.99m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted air conditioning unit, a radiator, an in-built wardrobe, an in-built cupboard, and access into the en-suite.

### En-Suite

6'5" x 6'10" (1.96m x 2.09m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tiled flooring, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

10'3" 13'1" (3.13m 4.01m)

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

### Bedroom Three

14'7" x 8'6" (4.46m x 2.61m)

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

### Bedroom Four

8'6" x 10'5" (2.60m x 3.18m)

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

### Bathroom

8'4" x 6'9" (2.56m x 2.06m)

The bathroom has a low level dual flush W/C, a bidet hose, a pedestal wash basin, a panelled bath, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tiled flooring, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

## Front

To the front of the property is a lawn, a range of plants and shrubs, courtesy lighting, a driveway, access to the garage, a wall-mounted Tesla electric car-charger, and gated access to the garden.

## Rear

To the rear of the property is a private enclosed garden with a patio pathway, a lawn, an outdoor tap, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available = 1000 Mbps - download / 100 Mbps - upload

Phone Signal – Mostly good coverage for 4G / 5G

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 flooding

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:

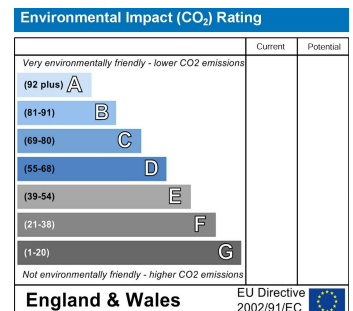
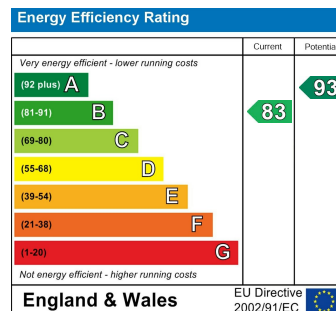
Property Tenure is Freehold

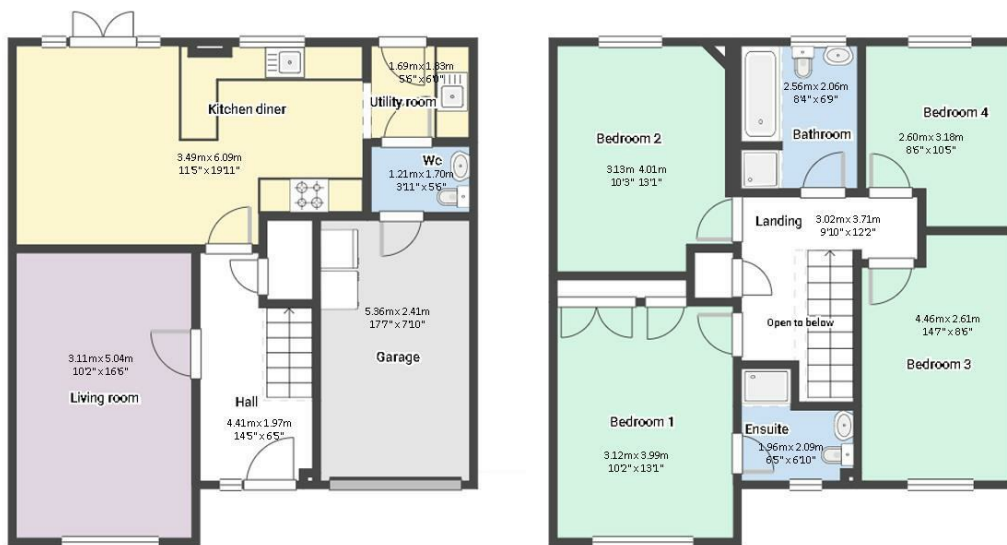
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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