

HoldenCopley

PREPARE TO BE MOVED

Aspley Park Drive, Aspley, Nottinghamshire NG8 3EG

Guide Price £600,000 - £650,000

Aspley Park Drive, Aspley, Nottinghamshire NG8 3EG



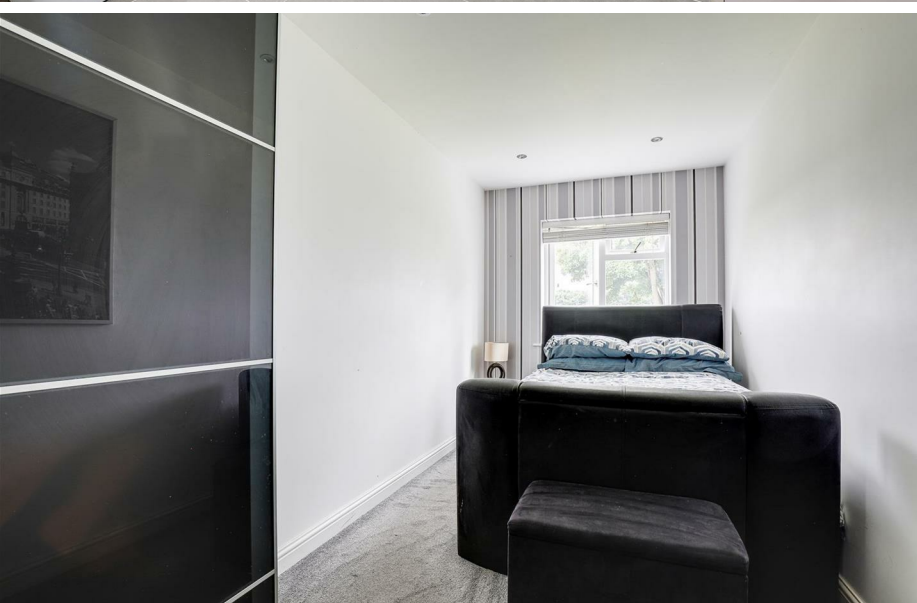
GUIDE PRICE £600,000 - £650,000

DETACHED FAMILY HOME...

This beautifully presented, extended detached family home offers everything a growing family could desire. Situated in a prime location, the property enjoys excellent transport links and is close to a wide range of local amenities, including shops, schools, and other essential services. Upon entering the property, you are greeted by a welcoming entrance hall with access to the ground floor W/C. The spacious living room at the front of the house features a charming bay window. Towards the rear, is a generously sized family room, complete with bi-folding doors. The heart of the home is the modern fitted kitchen, which is designed with both style and functionality in mind. Double French doors open onto the patio, making it an ideal space for alfresco dining and entertaining. A separate utility room adds further practicality. On the first floor, the spacious main bedroom features French doors and provide access to a private en-suite bathroom. There are three further double bedrooms, each generously proportioned and ideal for children, guests, or home office use. A well-appointed four-piece family bathroom serves these bedrooms. The exterior of the property is equally impressive. To the front, there is a driveway providing off-road parking, with gated side access leading to the rear garden. The large south-facing rear garden offers a spacious patio area, a well-maintained lawn, and planted borders with established shrubs, bushes, and plants. The garden is enclosed with a combination of hedging and fence panels. Additionally, the property boasts a versatile garden room, which the current owners have transformed into an outside bar. This fantastic space is fully equipped with electrics, recessed spotlights, wood flooring, and a side window, with sliding doors opening directly into the garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Spacious Family Room
- Modern Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-suite To The Master Bedroom
- Off-Street Parking
- Large Enclosed Rear Garden & Vertical Garden Room
- Must Be Viewed





GROUND FLOOR

Hallway

8'5" x 14'6" (2.58m x 4.43m)

The hallway has Herringbone flooring, coving to the ceiling, an in-built cupboard, and a UPVC door providing access into the accommodation.

W/C

4'10" x 4'0" (1.49m x 1.24m)

This space has a low level flush W/C, a vanity-style wash basin, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Living Room

12'2" x 12'9" (3.71m x 3.89m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace, a dado rail, coving to the ceiling, and carpeted flooring.

Family Room

28'4" x 39'10" (8.65m x 12.15m)

The family room has carpeted flooring, a media wall with a feature fireplace, a TV point and recessed alcoves with spotlights, a dado rail, coving to the ceiling, and Bi-folding doors opening to the rear garden.

Kitchen

17'0" x 16'7" (5.19m x 5.08m)

The kitchen has a range of modern fitted base and wall units with worktops, an under mounted sink with a swan neck mixer tap, two integrated Neff ovens, an integrated Neff microwave, integrated fridge freezer, an integrated dishwasher, two vertical radiators, space for a dining table, Herringbone flooring, a UPVC double glazed window to the side elevation, a UPVC door opening to the rear garden, and double French doors opening out onto the patio area.

Utility Room

16'9" x 7'6" (5.13m x 2.30m)

The utility room has two UPVC double glazed windows to the front and side elevation, a range of fitted base and wall units with worktops, an under-mounted sink with a mixer tap, Herringbone flooring, and a UPVC door opening out to the side elevation.

FIRST FLOOR

Landing

7'6" x 16'8" (max) (2.29m x 5.09m (max))

The landing has a UPVC double glazed window to the side elevation, coving to the ceiling, a picture rail, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

12'2" x 20'11" (3.72m x 6.39m)

The main bedroom has carpeted flooring, a picture rail, two double fitted wardrobes, two double French doors opening to the rear garden, and access into the en-suite.

En-Suite

6'9" x 8'8" (2.07m x 2.65m)

The en-suite has a UPVC double glazed window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

12'2" x 14'5" (3.72m x 4.41m)

The second bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'7" x 16'8" (max) (3.84m x 5.10m (max))

The third bedroom has two UPVC double glazed windows to the front elevation, two radiators, and carpeted flooring.

Bedroom Four

7'4" x 17'0" (2.24m x 5.20m)

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

Bathroom

8'4" x 8'11" (2.55m x 2.72m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a freestanding bath with a wall-mounted central tap, a double walk-in shower enclosure with a wall-mounted shower fixture with a rainfall and handheld shower head, recessed alcoves, recessed spotlights, a chrome heated vertical radiator with a mirror to the centre, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a large south facing enclosed rear garden with courtesy lighting, a patio area, a lawn, planted borders with established plants, shrubs and bushes, a hedged and fence panelled boundary, and access to the outdoor bar.

Outdoor Bar

12'3" x 19'0" (3.75m x 5.80m)

The outside bar has electrics, recessed spotlights, wood flooring, a window to the side elevation, and sliding doors opening into the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Aspley Park Drive, Aspley, Nottinghamshire NG8 3EG

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.