

HoldenCopley

PREPARE TO BE MOVED

Western Gardens, Whitmoor, Nottinghamshire NG8 5GP

Guide Price £270,000

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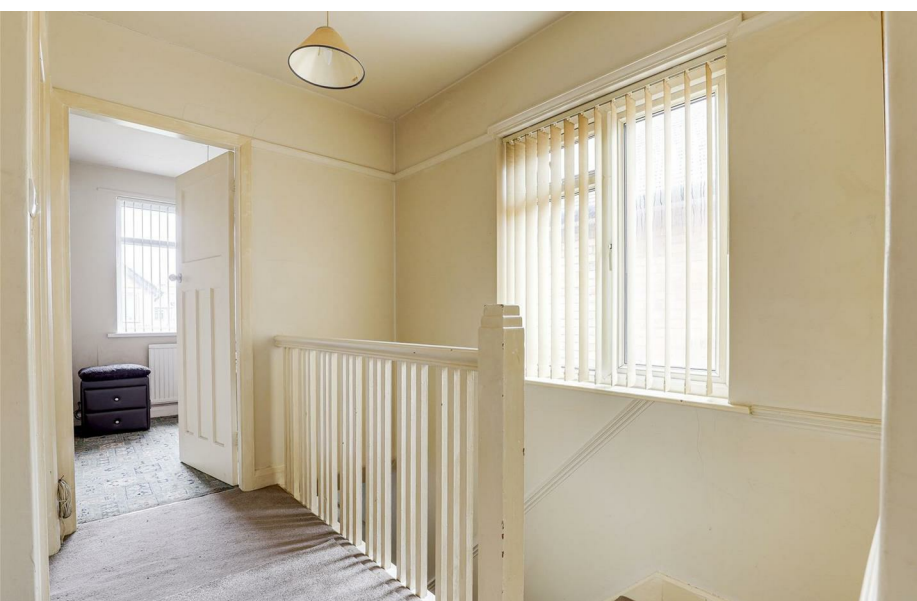
GUIDE PRICE: £270,000 - £290,000

DETACHED HOUSE...

This detached house presents a wonderful opportunity for buyers looking to put their own stamp on a property. Located in a highly desirable area, the house is conveniently close to a variety of local shops and eateries. It also benefits from excellent transport links to Nottingham City Centre, making it ideal for commuters. Additionally, the property is within the catchment area of well-regarded local schools, making it an attractive option for families. Upon entering the house, you are welcomed by an entrance hall. The ground floor boasts a spacious living room, complete with a bay window that fills the room with natural light, and French doors that open into the dining room. The dining room offers direct access to the rear garden, providing a seamless transition between indoor and outdoor living spaces. Adjacent to the dining room is a fitted kitchen, designed to meet all your culinary needs. Moving to the first floor, you will find three bedrooms. The main bedroom features a charming bay window, adding character and brightness to the space. The first floor also includes a two-piece bathroom suite and a separate W/C, offering convenience for family living. The exterior of the property to the front of the house features a gravelled area and a driveway, with double gated access leading to the rear elevation. The enclosed rear garden with a patio area perfect for outdoor dining and relaxation. The garden also includes a lawn, a driveway to the detached garage, and a fence-panelled boundary ensuring privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Driveway & A Detached Garage
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a dado rail, a picture rail, an in-built cupboard, a radiator, two UPVC double glazed windows to the front elevation, and a composite door providing access into the accommodation.

Living Room

12'10" into bay x 11'0" (3.93m into bay x 3.36m)

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

Dining Room

11'0" x 10'11" (3.36m x 3.34m)

The dining room has wood-effect flooring, two double radiators, two UPVC double glazed windows to the rear elevation, and a single door opening out to the rear garden.

Kitchen

12'5" x 6'1" (3.81m x 1.87m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob, space for a fridge freezer, space and plumbing for a washing machine, recessed spotlights, tiled splashback, vinyl flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, a dado rail, a picture rail, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13'6" into bay x 11'2" (4.13m into bay x 3.41m)

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

Bedroom Two

10'11" x 10'8" (3.33m x 3.27m)

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

Bedroom Three

8'0" x 6'2" (2.45m x 1.88m)

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

Bathroom

6'8" x 5'11" (2.04m x 1.82m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, an in-built cupboard, an extractor fan, floor-to-ceiling tiling, and vinyl flooring.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a driveway, with double gated access to the rear elevation.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a driveway to the detached garden, a lawn, and fence panelled boundary.

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 220Mbps

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 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.

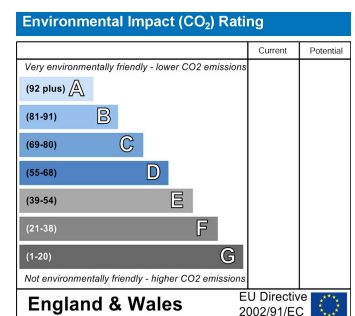
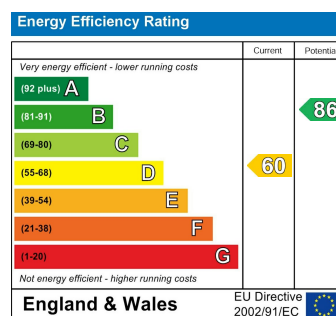
The vendor has advised the following:

Property Tenure is Freehold

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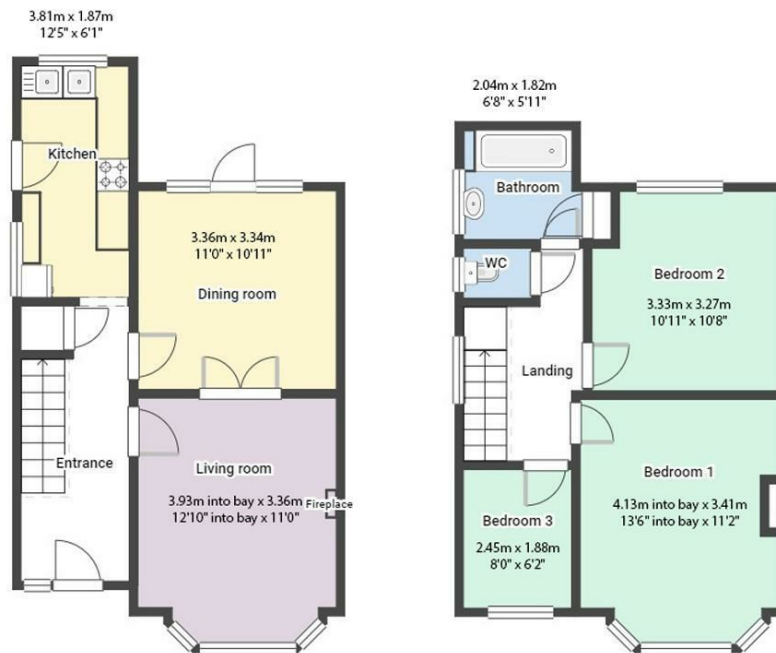
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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