

HoldenCopley

PREPARE TO BE MOVED

Wigman Road, Bilborough, Nottinghamshire NG8 4AA

Guide Price £280,000 - £300,000

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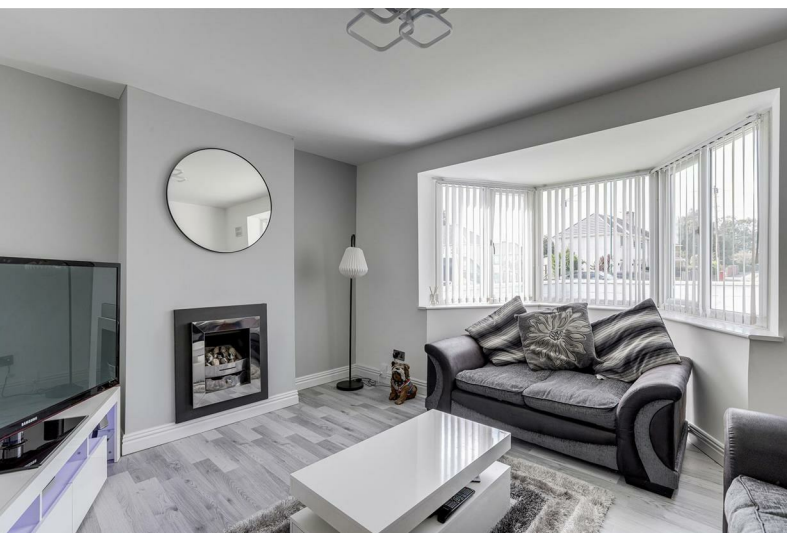


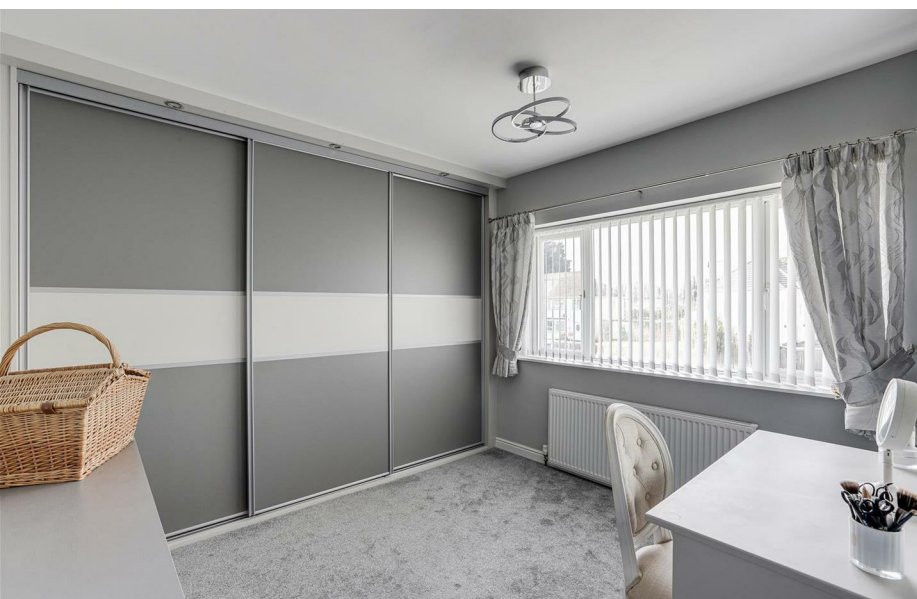
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SEMI DETACHED FAMILY HOME...

We are pleased to present this extended and well-presented semi-detached house, situated in a popular location that offers excellent amenities, including shops, schools, and superb transport links to Nottingham City Centre and the surrounding areas. This spacious property is perfect for a growing family seeking both comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room featuring a charming bay window at the front. The modern fitted kitchen diner is designed with family living in mind and opens up through French doors into a conservatory, perfect for additional living space. The ground floor also includes a versatile family room. Along with a rear hallway, a convenient ground floor W/C, and a versatile room which the current owner has creatively transformed into a bar. On the first floor, you will find four well-proportioned bedrooms. The master bedroom benefits from access to an en-suite, while the other three bedrooms come with fitted wardrobes and share a three-piece family bathroom. Additionally, there is access to a useful attic room, providing extra storage or living space. The outside of the property is equally impressive. The front garden is neatly landscaped with a lawn, raised planted borders, and a block-paved driveway that offers off-road parking, with gated access leading to the rear garden. The rear garden is designed for low maintenance and includes an enclosed space with an outside tap, a shed, a patio area, an artificial lawn, planted borders, a brick-built barbecue, and a fence-panelled boundary with gated access.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory & Bar
- Fitted Kitchen Diner
- Two Three-Piece Bathroom Suites & A Ground Floor W/C
- Attic Room
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'7" x 6'8" (max) (3.23m x 2.04m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a fitted wardrobe with sliding doors, an understairs in-built storage cupboard, a wall-mounted alarm key pad, and a composite door providing access into the accommodation.

Living Room

14'2" x 13'11" (max) (4.34m x 4.25m (max))

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed feature fireplace, and wood-effect flooring.

Kitchen/Diner

20'10" x 10'11" (max) (6.37m x 3.08m (max))

The kitchen diner has a range of fitted base and wall units with worktops, two under-mounted stainless steel sinks with a mixer tap, space for a range cooker, extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, wall-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening into the conservatory.

Conservatory

9'10" x 9'1" (3.00m x 2.78m)

The conservatory has wood-effect flooring, recessed spotlights, a radiator, double glazed window surround, and double French doors opening out to the rear garden.

Family Room

13'1" x 8'9" (4.01m x 2.68m)

The family room has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Back Entry

5'6" x 4'3" (1.68m x 1.34m)

The back entry has a UPVC double glazed window to the rear elevation, a worktop, space and plumbing for a washing machine, space for an undercounter fridge and freezer, wood-effect flooring, and a door opening out to the rear garden.

W/C

4'1" x 2'9" (1.27m x 0.86m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, an extractor fan, and wood-effect flooring.

Bar/ Versatile Room

12'10" x 11'9" (3.93m x 3.60m)

The bar/versatile room has a fitted bar, a fitted seating area, a wall-mounted heater, recessed spotlights, wood-effect flooring, and a UPVC door opening out to the rear elevation.

FIRST FLOOR

Landing

7'6" x 6'10" (2.29m x 2.10m)

The landing has carpeted flooring, recessed spotlights, access to the attic room, and access to the first floor accommodation.

Bedroom One

13'6" x 10'5" (max) (4.12m x 3.18m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

13'6" x 10'4" (max) (4.13m x 3.15m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Three

11'11" x 8'9" (3.64m x 2.68m)

The third bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

8'9" x 5'7" (2.69m x 1.72m)

The en-suite has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with central taps and a handheld shower fixture, an extractor fan, a chrome heated towel rail, recessed spotlights, tiled splashback, and tiled flooring.

Bedroom Four

9'3" x 7'5" (2.84m x 2.27m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bathroom

6'9" x 5'5" (2.08m x 1.67m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a *P* shaped bath with a wall-mounted rainfall and handheld shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

SECOND FLOOR

Attic Room

14'2" x 9'9" (max) (4.33m x 2.98m (max))

The attic room has a Velux window, bordered flooring, and ample storage space.

OUTSIDE

Front

To the front of the property is a lawn, raised planted borders, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with an outside tap, a shed, a patio area, an artificial lawn, planted borders, a bricked-built Barbecue, a fence panelled boundary, and gated access.

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 – YES (Concrete build)

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City Council - Band A

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	



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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