

HoldenCopley

PREPARE TO BE MOVED

School Walk, Bestwood Village, Nottinghamshire NG6 8UU

Guide Price £230,000

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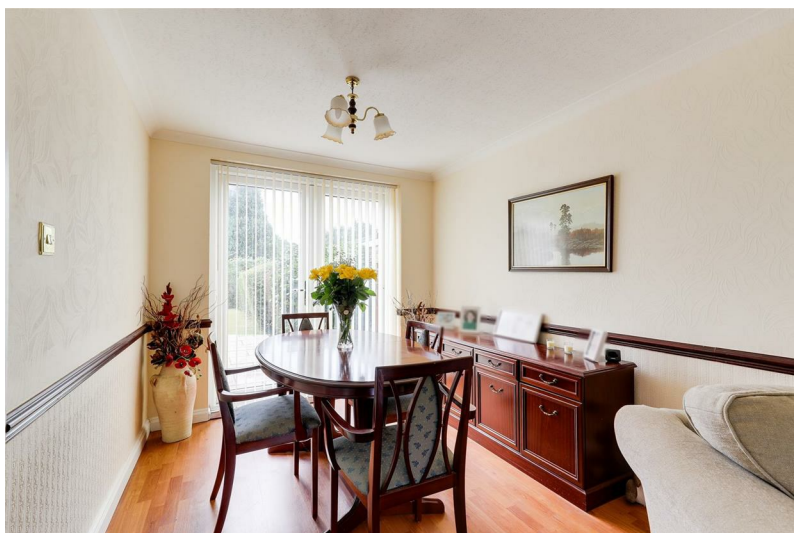


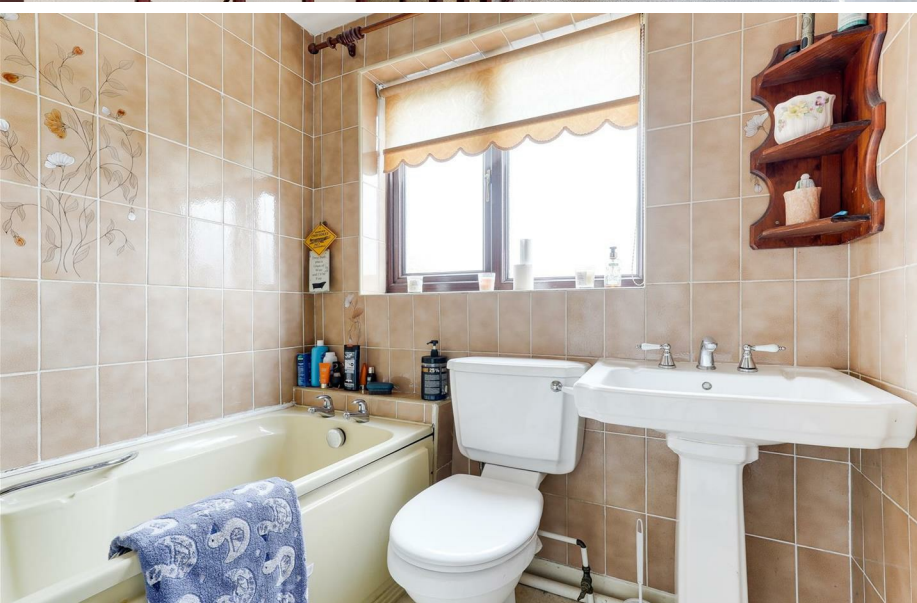
GUIDE PRICE: £230,000 - £250,000

DETACHED HOUSE...

This well-presented detached family home is situated in a sought-after location, just a short walk from Bestwood Country Park and Mill Lakes, offering easy access to scenic walks and outdoor activities. The property is conveniently close to local schools, shops, and amenities, with excellent transport links, making it ideal for a growing family. The ground floor features a hallway, leading to a spacious lounge diner with a charming bow window at the front and double French doors that open out to the rear garden, perfect for indoor-outdoor living. The fitted kitchen also offers access to the garden, making it great for entertaining or family meals. Upstairs, there are three bedrooms, two of which come with fitted wardrobes, and a modern three-piece bathroom suite. Outside, the front of the property boasts a gravelled area and a driveway leading to a garage with ample storage space. The enclosed rear garden features a patio area, a lawn, mature plants, shrubs, and bushes, with a gravelled border and a hedge-lined fence for privacy, along with gated access.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

5'6" x 4'7" (1.69 x 1.40)

The hallway has wood-effect flooring, carpeted stairs, a dado rail, and a solid wooden double glazed door providing access into the accommodation.

Lounge/Diner

23'11" x 13'4" (7.31 x 4.08)

The lounge/diner has a wooden frame double glazed bow window to the front elevation, a feature fireplace with a decorative surround with a marble-effect hearth, a TV point, a dado rail, space for a dining table, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

10'4" x 7'8" (3.16 x 2.35)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, space for an under counter fridge freezer, a radiator, an in-built cupboard, tiled splashback, tiled flooring, wooden framed double glazed window to the rear elevation, and a wooden double glazed door opening out to the rear elevation.

FIRST FLOOR

Landing

9'4" x 6'5" (2.85 x 1.97)

The landing has a wooden framed double glazed window to the side elevation, an in-built cupboard, a dado rail, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'11" x 9'11" (3.64 x 3.04)

The main bedroom has a wooden framed double glazed window to the front elevation, a radiator, fitted wardrobe, coving to the ceiling, and carpeted flooring.

Bedroom Two

9'11" x 9'9" (3.04 x 2.99)

The second bedroom has a wooden framed double glazed window to the rear elevation, a radiator, fitted wardrobe, coving to the ceiling, and wood-effect flooring.

Bedroom Three

8'3" x 6'6" (2.52 x 1.99)

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

Bathroom

6'5" x 5'10" (1.97 x 1.79)

The bathroom has a wooden framed double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area. A driveway to the garage with an up-and-over door and ample storage, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders with established plants, shrubs and bushes, a gravelled border, a hedged and 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 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 - Gedling Borough 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.

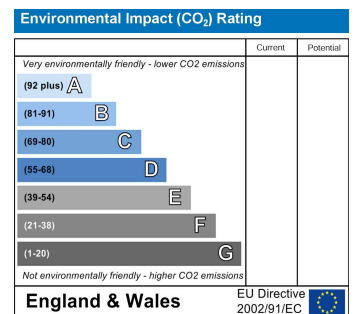
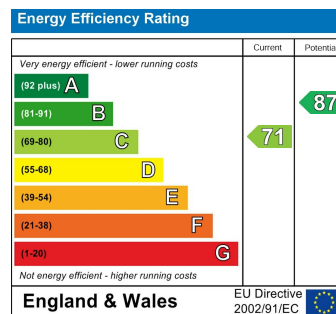
The vendor has advised the following:

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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