

HoldenCopley

PREPARE TO BE MOVED

Bowden Avenue, Bestwood Village, Nottinghamshire NG6 8XN

Guide Price £350,000 - £425,000

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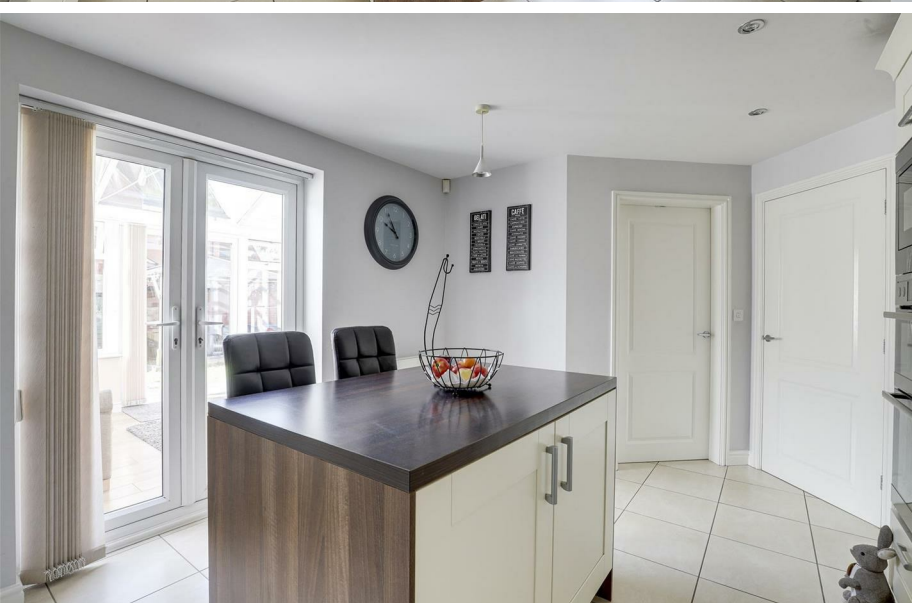
GUIDE PRICE £350,000 - £375,000

DETACHED FAMILY HOME...

Located just a short distance from the beautiful Bestwood Country Park and Mill Lakes, this well-presented detached home is perfect for a growing family. Situated close to local amenities, including shops, schools, and offering excellent transport links to Nottingham City Centre and the surrounding area, this property boasts a prime location. The ground floor features a welcoming entrance hall with access to a convenient W/C, a bright office, and a formal dining room, both with bay windows. The modern fitted kitchen comes complete with a central island and breakfast bar, leading into a spacious conservatory with French doors opening out to the rear garden. The conservatory also provides access to a large living room, offering plenty of space for relaxation. Upstairs, you'll find three well-sized bedrooms served by a four-piece family bathroom, alongside a generous double bedroom with its own en-suite. The property benefits from a small front lawn, gravelled borders, and security lighting. The enclosed rear garden offers a perfect space for outdoor living, with a decked patio area, a Pergola, a shed, and a brick wall boundary. There is also access to the garage, which includes ample storage, lighting, electrics, and an up-and-over door leading onto the driveway.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Office & Conservatory
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a recessed door mat, two radiators, an in-built cupboard, and a composite door opening into the accommodation.

W/C

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

Living Room

17'0" x 12'2" (5.20m x 3.71m)

The living room has a UPVC double glazed window to the rear and side elevation, two radiators, a TV point, carpeted flooring, and double French door opening into the conservatory.

Conservatory

16'6" x 9'5" (5.05m x 2.89m)

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

Kitchen

15'10" x 10'11" (4.85m x 3.35m)

The kitchen has a range of fitted base and wall units with worktops with a central island and breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an integrated microwave, a gas rind hob and extractor fan, an integrated beer fridge, recessed spotlights, a radiator, tiled flooring, and double French doors opening into the conservatory.

Utility Room

6'9" x 5'2" (2.08m x 1.60m)

The utility room has wall units, a worktop with a tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, and tiled flooring.

Dining Room

12'11" x 10'2" (3.95m x 3.10m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Office

10'0" x 9'5" (3.07m x 2.89m)

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

FIRST FLOOR

Landing

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

Bedroom One

17'0" x 12'2" (5.19m x 3.72m)

The first bedroom has three UPVC double glazed windows to the rear and side elevations, two radiators, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

7'3" x 6'3" (2.22m x 1.92m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a concealed flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a shaver socket, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Two

11'4" x 10'7" (3.46m x 3.24m)

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

Bedroom Three

13'10" x 8'4" (4.24m x 2.56m)

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

Bedroom Four

10'9" x 8'4" (3.28m x 2.56m)

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

Bathroom

8'5" x 6'6" (2.57m x 2.00m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a shaver socket, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small lawn, gravelled borders, and security lighting.

Rear

To the rear of the property is an enclosed garden with a decked patio area, a Pergola, a shed, a lawn, a brick wall boundary, and access into the garage.

Garage

The garage has a ample storage space, lighting, electrics, and an up-and-over door opening onto the driveway.

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 - Some coverage of 3G & 5G

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 - Ashfield District Council - Band G

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:

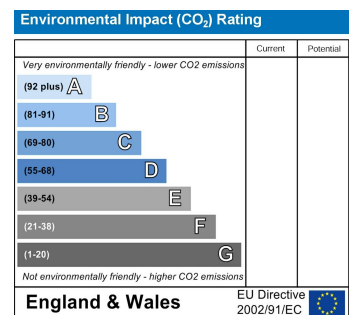
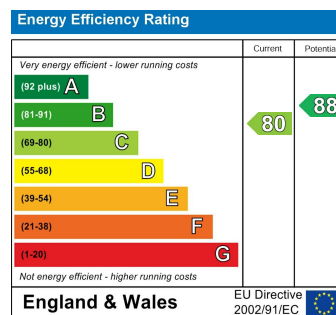
Property Tenure is Freehold

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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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