

# HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Beechdale, Nottinghamshire NG8 3QF

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Guide Price £360,000 - £380,000

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NO UPWARD CHAIN...

This fully refurbished four-bedroom detached house, finished to a high standard, is ready to move in. The property includes new kitchen, bathrooms, appliances, blinds, and carpets fitted throughout. Offered with no upward chain, it is situated in a sought-after area close to local amenities, including popular shops, well-regarded schools, and excellent transport links to Nottingham City Centre and beyond. On the ground floor, a welcoming hallway leads to a spacious reception room, ideal for family gatherings. The modern kitchen-diner, featuring integrated appliances, is filled with natural light from the window and double French doors that open onto the rear garden, creating a bright and airy atmosphere. A utility room and a convenient W/C complete the ground floor layout. Upstairs, there are three double bedrooms and one single bedroom. The main bedroom boasts in-built wardrobes and an en-suite, while a stylish family bathroom serves the other bedrooms. Outside, the property offers a driveway with off-road parking for up to two cars, a garage, and a front garden with a lawn. The rear garden features a lawn, providing an ideal space for relaxation and entertaining.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Bathroom
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'5" x 13'3" (1.96m x 4.06m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

### Living Room

10'2" x 16'7" (3.11m x 5.07m)

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

### Kitchen Diner

19'10" x 12'0" (6.07m x 3.67m)

The kitchen diner has a range of fitted base and wall units with a composite sink and a half with a drainer and a mixer tap, an integrated oven, hob, dishwasher, washing machine & fridge freezer, a radiator, tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

### Utility Room

5'6" x 5'10" (1.68m x 1.78m)

The utility room has fitted base and wall units with a worktops, a composite sink and a half with a drainer and a mixer tap, recessed spotlights, an extractor fan, a radiator, tiled flooring and a single door providing access to the rear garden.

### W/C

5'6" x 4'1" (1.69m x 1.26m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, tiled flooring and an extractor fan.

## FIRST FLOOR

### Landing

9'6" x 9'11" (2.90m x 3.03m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

### Master Bedroom

10'3" x 12'11" (3.14m x 3.96m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard, an in-built wardrobe, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

5'6" x 6'9" (1.69m x 2.07m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with a shower fixture, a radiator, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

9'10" x 13'2" (3.02m x 4.02m)

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

### Bedroom Three

14'8" x 8'6" (4.49m x 2.60m)

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

### Bedroom Four

8'5" x 10'4" (2.59m x 3.16m)

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

### Bathroom

8'2" x 6'7" (2.51m x 2.03m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps, a shower enclosure with a shower fixture, a decorative heated towel rail, recessed spotlights, an extractor fan, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for two cars, access to the garage, courtesy lighting, gated access to the rear garden and a lawn.

### Garage

8'0" x 17'6" (2.45m x 5.35m)

The garage has courtesy lighting and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, a paved pathway, courtesy lighting and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 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 - 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:

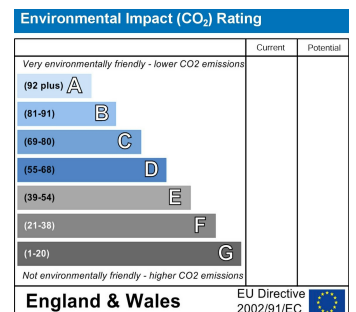
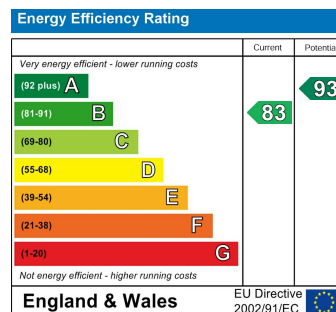
Property Tenure is Freehold

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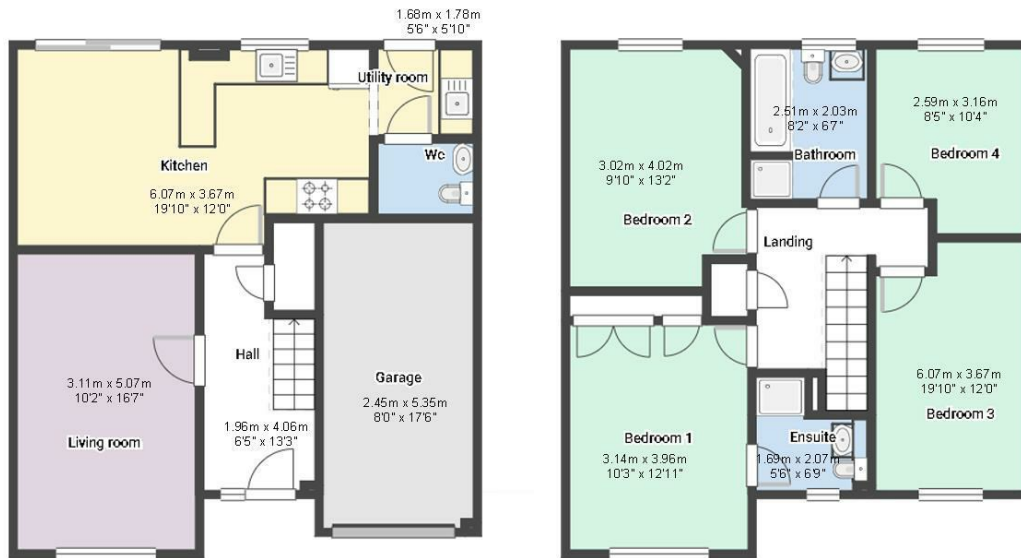
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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