

HoldenCopley

PREPARE TO BE MOVED

Elmdale Gardens, Aspley, Nottinghamshire NG8 3ED

Guide Price £500,000 - £525,000

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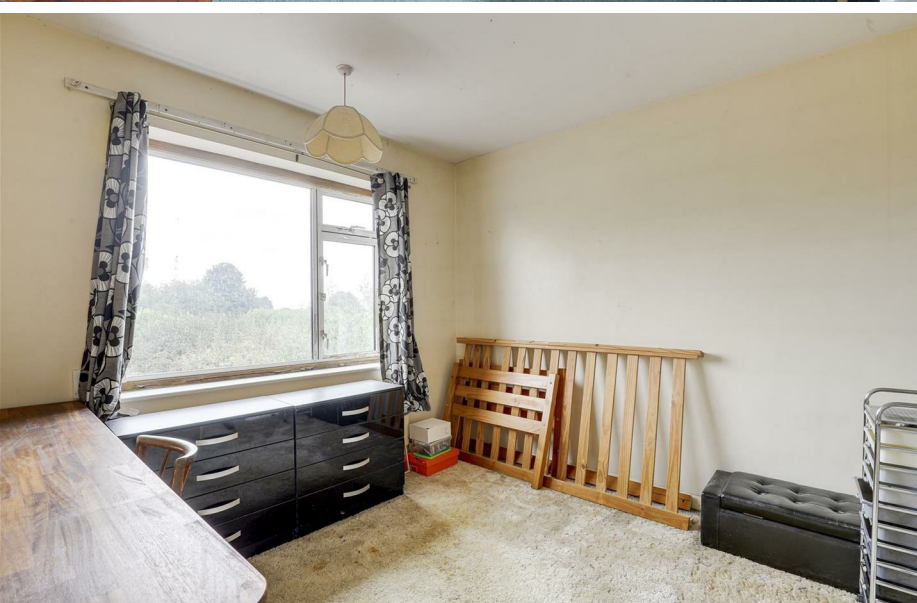
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DETACHED FAMILY HOME...

This five-bedroom detached house is perfect for a growing family looking to add their personal touch and create the home of their dreams. The property is just a stone's throw from local amenities, including convenient shops, excellent transport links, and top-rated schools, making it an ideal choice for families. Stepping into the house, you're greeted by a porch leading to an entrance hall. The fitted kitchen, complete with a handy pantry, offers a functional space ready to be updated into a contemporary and practical kitchen space. The dining room is ideal for family meals, while the cozy sitting room provides a comfortable space for more intimate gatherings. The separate living room is a versatile space, ideal for relaxing with the family or entertaining guests. The ground floor also includes a convenient W/C and an integral garage, providing plenty of room for storage or potential conversion. Upstairs, you'll find five spacious bedrooms, each offering the opportunity for personalisation. Whether it's a nursery, home office, or playroom, there's room for every member of the family to create their own sanctuary. The family bathroom, with a separate W/C, ensures that busy mornings run smoothly, and the boarded loft provides additional storage or future expansion potential. The real gem of this property is the outdoor space. At the front, a large paved driveway offers ample parking, but it's the expansive, private rear garden that truly shines. This secluded retreat boasts a well-kept lawn, a patio ideal for al fresco dining, and a summer house, perfect for quiet moments or play. The garden is dotted with mature fruit trees, including plum and apple, bringing a sense of nature and tranquility to this peaceful haven. For families seeking a home full of potential, this property offers space, comfort, and endless possibilities for making it uniquely yours.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen Featuring A Pantry
- Ground Floor W/C
- Integral Garage
- Bathroom & Separate W/C
- Large Driveway
- Expansive Private Rear Garden With Plum & Apple Trees
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring and stairs, built-in cupboards, a radiator and a security alarm panel.

Kitchen

13'11" x 10'0" (4.26m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, space for a dining table set, wood-effect flooring, a radiator, tiled walls, built-in cupboards, access to the pantry and UPVC double-glazed windows to the side and rear elevation.

Pantry

4'10" x 4'1" (1.49m x 1.26m)

The pantry has shelving and space for a fridge.

Dining Room

14'0" x 13'4" (4.27m x 4.07m)

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

Sitting Room

13'11" x 11'11" (4.25m x 3.65m)

The sitting room has carpeted flooring, a radiator, a wall-mounted fireplace and open access into the living room.

Living Room

18'8" x 11'9" (5.69m x 3.60m)

The living room has UPVC double-glazed windows to the rear and side elevations, carpeted flooring, two radiators, wall-mounted light fixtures and sliding patio doors providing access out to the garden.

W/C

8'0" x 3'2" (2.45m x 0.98m)

This space has a low level flush W/C, a wash basin, carpeted flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

Hall

The hall has carpeted flooring and provides access into the garage.

Garage

26'0" x 10'8" (7.95m x 3.26m)

The garage has lighting, power points, a wall-mounted boiler and an up and over garage door.

FIRST FLOOR

Landing

The landing has carpeted flooring, UPVC double-glazed windows to the front and side elevations, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Hall

The hall has carpeted flooring.

Master Bedroom

13'6" x 13'2" (4.13m x 4.02m)

The master bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with drawers and over the head cupboards.

Bedroom Two

12'0" x 10'7" (3.66m x 3.24m)

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

Bedroom Three

13'2" max x 10'7" (4.02m max x 3.23m)

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

Bedroom Four

11'8" max x 10'7" (3.58m max x 3.23m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards.

Bedroom Five

10'8" x 8'4" (3.27m x 2.56m)

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

Bathroom

8'1" x 5'10" (2.47m x 1.78m)

The bathroom has a wall-mounted wash basin, a walk in shower enclosure with a mains-fed shower, wood-effect flooring, a radiator, tiled walls, built-in cupboards and a UPVC double-glazed obscure window to the side elevation.

W/C

5'5" x 2'10" (1.67m x 0.87m)

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

OUTSIDE

Front

To the front of the property is a large paved driveway with the availability to park multiply vehicles and a hedge boundary with various plants.

Rear

To the rear of the property is an expansive private enclosed garden with a patio, a lawn, a summer house, various plants, mature shrubs and well established fruit trees such as apple and plum.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

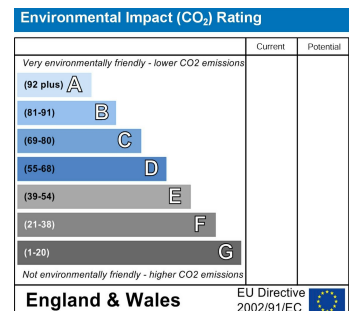
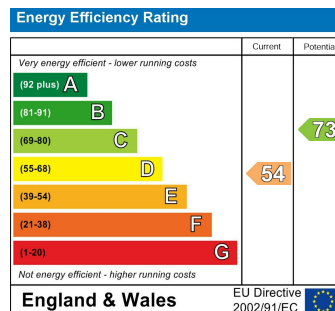
The vendor has advised the following:

Property Tenure is Freehold

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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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