

HoldenCopley

PREPARE TO BE MOVED

Grassington Road, Aspley, Nottinghamshire NG8 3PE

Offers Over £325,000

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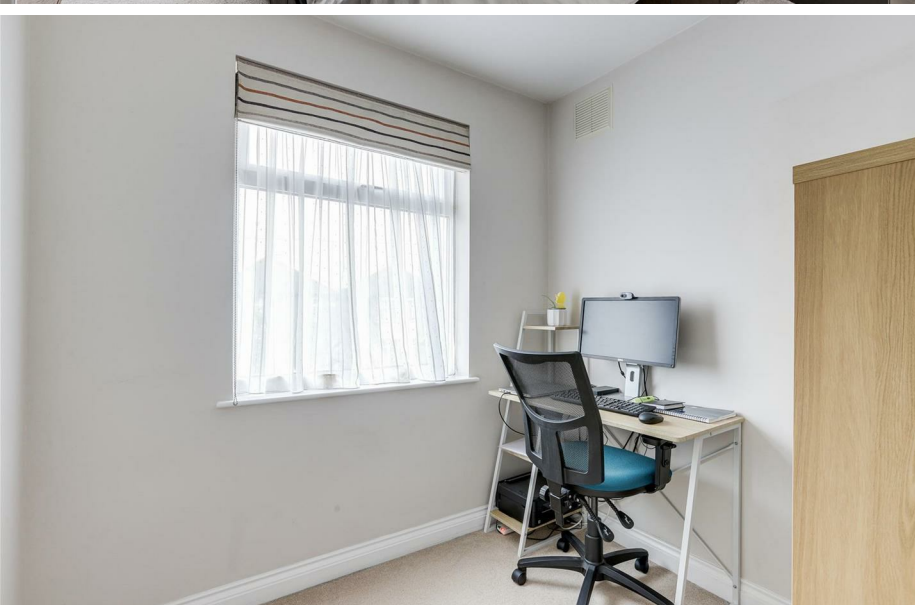
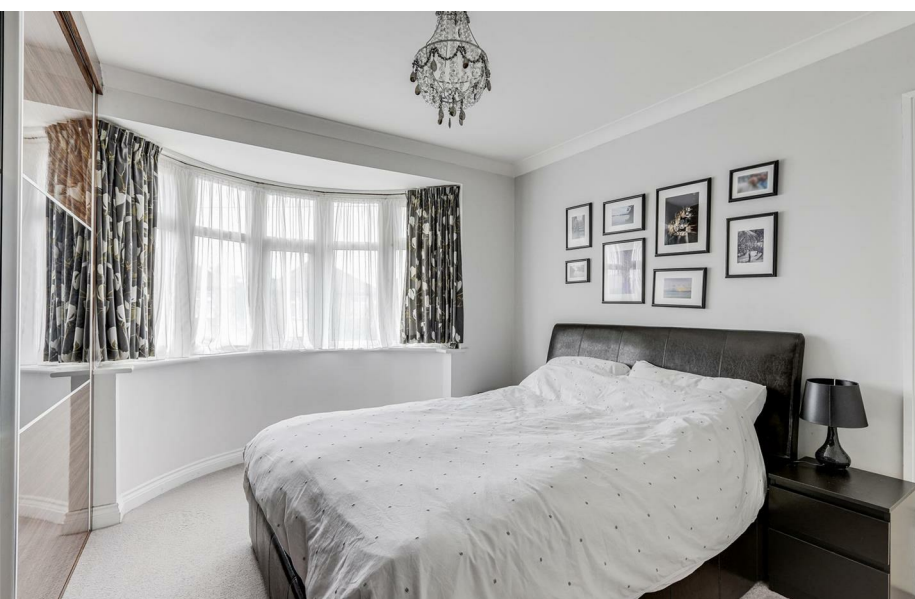


BEAUTIFULLY PRESENTED DETACHED HOUSE...

This exceptionally well-presented three-bedroom detached house offers spacious accommodation, making it the perfect family home. Situated in the popular location of Aspley, it enjoys easy access to local amenities, excellent transport links, and highly regarded school catchments. The ground floor features an inviting entrance hall, a spacious living room with double doors leading into a modern fitted kitchen diner, complete with a range of integrated appliances and underfloor heating. A utility room and a convenient W/C complete the ground floor. Upstairs, you'll find two double bedrooms, a single bedroom, and a stylish four-piece bathroom suite, with access to a boarded loft for additional storage. Outside, the property benefits from a driveway with double gated access leading to the private rear garden, which includes a large lawn and a shed, offering a peaceful outdoor retreat.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room With Fireplace
- Open Plan Kitchen Diner Featuring Underfloor Heating & Integrated Appliances
- Utility & W/C
- Four-Piece Bathroom Suite
- Boarded Loft Via Drop-Down Ladder
- Driveway For Multiple Cars
- Well-Maintained Garden With Shed
- Security Alarm Fitted





GROUND FLOOR

Porch

6'4" x 1'3" (1.95m x 0.40m)

The porch has exposed brick walls, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

13'0" x 7'5" (max) (3.98m x 2.27m (max))

The entrance hall has carpeted flooring, an in-built under stair cupboard, a radiator, obscure windows to the front elevation, and an obscure glass door via the porch.

W/C

4'3" x 4'0" (max) (1.31m x 1.23m (max))

This space has a low level dual flush W/C, a wash basin, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation..

Living Room

25'9" x 11'5" (max) (7.85m x 3.48m (max))

The extensive living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a TV point, two radiators, a feature fireplace with a stone surround, coving to the ceiling, wall-mounted book shelves, space for a dining table, and double wooden doors with glass inserts opening into the kitchen diner.

Kitchen/Diner

18'6" x 12'1" (5.65m x 3.69m)

The kitchen has a range of fitted gloss base and wall units with solid enhanced acrylic worktops and breakfast bar, an undermount sink with a mixer tap and draining grooves, an integrated double oven with a four ring gas hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, tiled flooring with underfloor heating, tiled splashback, recessed spotlights, a Velux window, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access, and double French doors opening out to the rear garden.

Utility

8'7" x 7'5" (2.64m x 2.27m)

The utility room has a range of fitted gloss base and wall units with a wood-effect worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, recessed spotlights, a radiator, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

11'1" x 7'5" (max) (3.40m x 2.28m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'11" x 11'5" (3.65m x 3.50m)

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

Bedroom Two

13'3" x 11'5" (max) (4.04m x 3.50m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a fitted sliding door wardrobe.

Bedroom Three

7'10" x 7'4" (max) (2.39m x 2.26m (max))

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

Bathroom

8'7" x 7'4" (max) (2.63m x 2.25m (max))

The bathroom has a low level dual flush W/C, a bidet hose, a vanity unit wash basin with fitted storage, an electrical shaving point, a panelled bath with a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, fully tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway with double gated access to the side and rear.

Rear

To the rear of the property is a private enclosed garden with a concrete area, a patio pathway, a shed, a lawn, an outdoor tap, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – NO

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that there has been an extension, which 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 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

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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