

HoldenCopley

PREPARE TO BE MOVED

Bedford Grove, Highbury Vale, Nottinghamshire NG6 9DE

£280,000

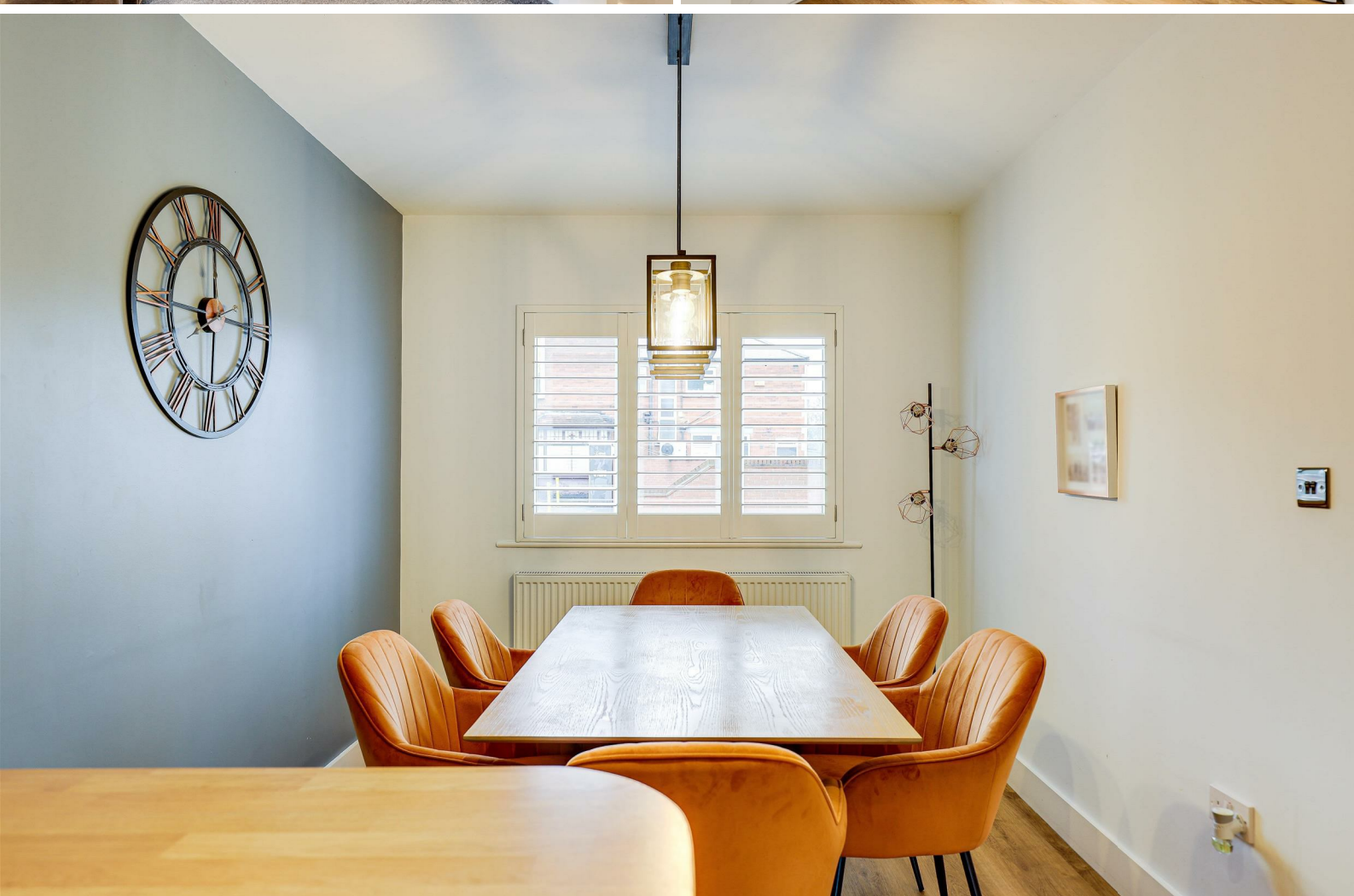
Bedford Grove, Highbury Vale, Nottinghamshire NG6 9DE



WELL-PRESENTED THROUGHOUT...

This beautifully presented four-bedroom detached house offers modern, spacious living, making it an ideal home for a family buyer. Located in a convenient area, it is within easy reach of local amenities, excellent transport links, including nearby tram stops, and falls within good school catchments. The ground floor boasts an inviting entrance hall, a W/C, a bright living room featuring a stylish media wall, and a separate dining room that flows seamlessly into a modern fitted kitchen. Additionally, there is a separate utility room and a soundproofed, versatile gym, which offers a single door leading into the garage for extra storage space. Upstairs, the first floor provides three generously sized bedrooms, a single bedroom, a family bathroom, and a private en-suite to the master bedroom. Outside, the property features a driveway at the front with ample off-road parking for multiple cars, while the rear showcases a low-maintenance landscaped garden with a lovely patio area—perfect for outdoor entertaining or relaxing.

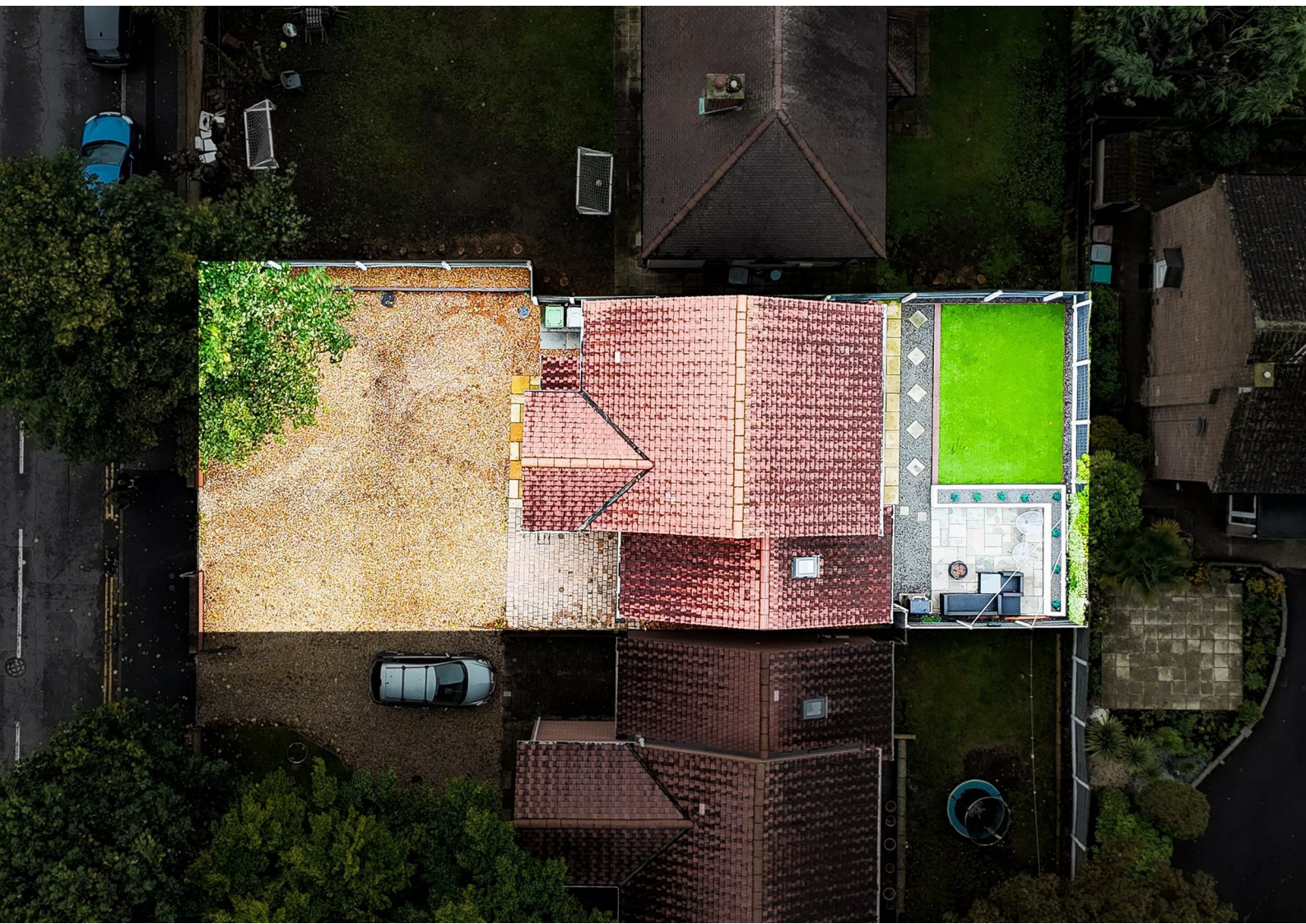
MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen & Dining Room
- Living Room With Media Wall
- Utility & W/C
- Garage & Versatile Gym Space
- Two Modern Bathroom Suites
- Brand New BAXI Boiler With Warranty
- Ample Off-Road Parking With EV Car-Charging Point
- Low Maintenance Landscaped Garden





GROUND FLOOR

Entrance Hall

9'10" x 5'4" (3.00m x 1.64m)

The entrance hall has LVT flooring, a radiator, carpeted stairs, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

W/C

6'2" x 2'7" (1.88m x 0.79m)

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

Living Room

10'4" x 14'0" (3.15m x 4.27m)

The living room has carpeted flooring, recessed spotlights, a media wall with LED lighting and a TV point, a radiator, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

Dining Room

8'9" x 15'3" (2.69m x 4.67m)

The dining room has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, LVT flooring, a radiator, and an open plan to the kitchen.

Kitchen

14'6" x 6'9" (4.44m x 2.07m)

The kitchen has a range of fitted gloss base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a dishwasher, space for an American-style fridge freezer, a radiator, LVT flooring, recessed spotlights, and double French doors opening out to the rear garden.

Utility Room

8'4" x 6'2" (2.55m x 1.88m)

The utility room has a fitted base unit with a wood-effect worktop, space and plumbing for a washing machine and a separate tumble-dryer, a brand new BAXI boiler with 7-year warranty remaining, LVT flooring, a radiator, a wall-mounted consumer unit, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Gym

9'10" x 8'1" (3.01m x 2.47m)

The gym is soundproofed, insulated, plasterboarded, and features a cool white panel light, with an internal door leading into the garage.

Garage

The garage has an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

11'6" x 3'6" (3.53m x 1.08m)

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

Master Bedroom

9'4" x 11'3" (2.87m x 3.44m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

7'2" x 9'0" (2.19m x 2.76m)

The en-suite has a concealed flush W/C, a wash basin with fitted storage underneath and wall-mounted fixtures, a wall-mounted mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, display alcoves with LED lighting, an extractor fan, a chrome heated towel rail, tiled flooring, partially tiled walls, eaves storage, recessed spotlights, in-ceiling Bluetooth speakers, and a skylight window.

Bedroom Two

11'11" x 8'9" (3.65m x 2.69m)

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

Bedroom Three

11'3" x 7'11" (3.45m x 2.42m)

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

Bedroom Four

5'1" x 8'8" (1.57m x 2.66m)

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

Bathroom

5'8" x 5'8" (1.75m x 1.75m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage and a wall-mounted mirror, a panelled bath with an overhead shower fixture and a shower screen, partially tiled walls, laminate flooring, a radiator, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a gravelled and block-paved driveway, courtesy lighting, a wallbox EV car-charging point, access into the garage, and side access to the rear.

Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio and gravelled areas, an artificial lawn, courtesy lighting, an external power socket, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast - 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 - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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.

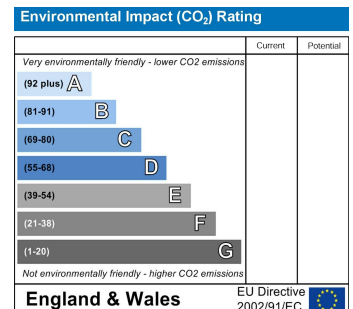
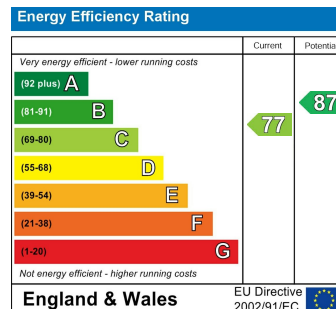
The vendor has advised the following:

Property Tenure is Freehold

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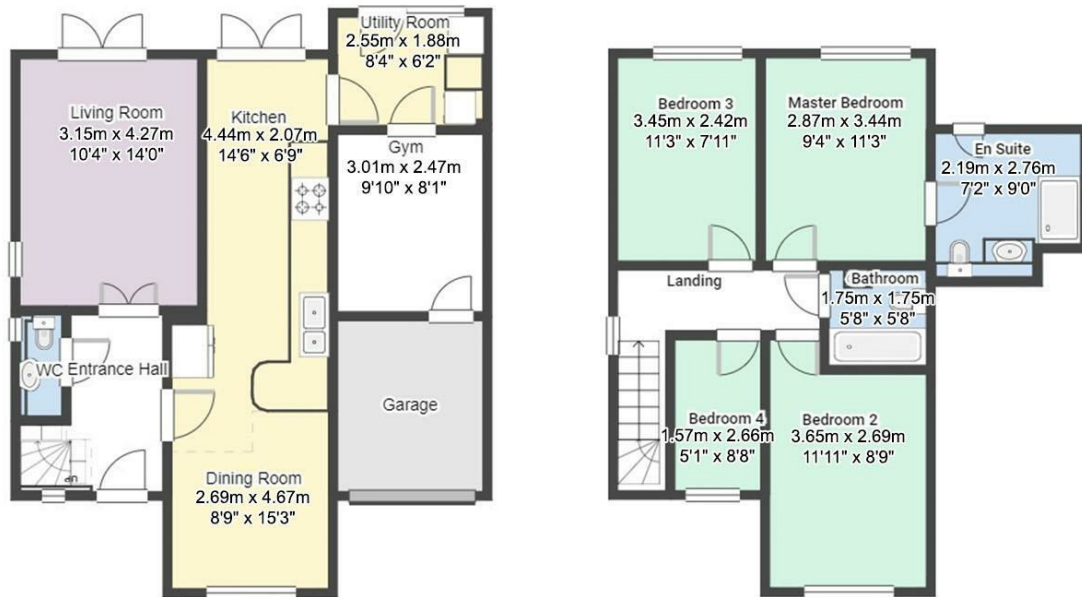
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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