

HoldenCopley

PREPARE TO BE MOVED

Llanberis Grove, Aspley, Nottinghamshire NG8 5DP

Guide Price £280,000 - £325,000

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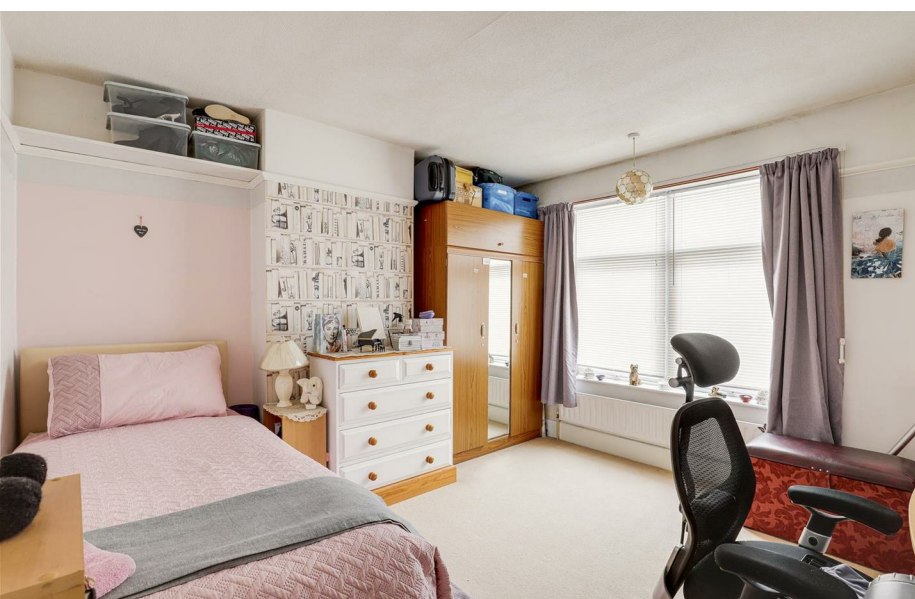
GUIDE PRICE £280,000 - £300,000

SPACIOUS SEMI-DETACHED HOUSE

This spacious four-bedroom semi-detached house offers an ideal family home, located on a quiet no-through road with convenient access to local amenities and excellent transport links. The ground floor features an entrance hall leading to a versatile family room, a bright living room with access to a conservatory, and a modern kitchen diner, perfect for cooking and family meals. A convenient W/C completes the ground floor layout. Upstairs, the property boasts three generously sized double bedrooms and a single bedroom, offering flexible accommodation options. The upper floor also includes a unique shower room with a shower cabin/sauna, a family bathroom, and a separate W/C. Externally, the property benefits from a driveway at the front, providing off-road parking, while the rear features a private enclosed garden with a patio seating area, a lawn, and a variety of plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Conservatory
- Ground Floor W/C
- Shower Room & Bathroom
- Driveway
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

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

Entrance Hall

The entance hall has Victorian-style tiled flooring, a radiator, a picture rail, an in-built storage cupboard, a feature circular window to the side elevation and a single door providing access into the accommodation.

Family Room

12'5" x 12'3" (3.81m x 3.75m)

The family room has carpeted flooring, a radiator, a picture rail, a feature fireplace and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Living Room

14'3" x 11'4" (4.35m x 3.47m)

The living room has carpeted flooring, a radiator, a picture rail, ceiling coving and double French doors providing access to the conservatory.

Conservatory

10'2" x 9'5" (3.11m x 2.89m)

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

Kitchen Diner

21'0" x 11'5" (6.42m x 3.49m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, a radiator, recessed spotlights, wood-effect flooring, two UPVC double-glazed windows to the rear & side elevation and a single UPVC door providing access to the side of the property.

W/C

This space has a low level flush W/C, a wall-mounted wash basin and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, two radiators, a UPVC double-glazed obscure windw to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

14'11" x 10'7" (4.56m x 3.23m)

The main bedroom has carpeted flooring, a radiator, a picture rail, fitted wardrobes and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Bedroom Two

11'10" x 11'6" (3.62m x 3.52m)

The second bedroom has carpeted flooring, two radiators, a picture rail and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'1" x 8'11" (3.38m x 2.73m)

The third bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bedroom Four

9'3" x 7'10" (2.82m x 2.41m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window with fitted shutters to the front elevation.

Shower Room

5'3" x 4'7" (1.62m x 1.40m)

The shower room has a wall-mounted wash basin, a shower cabin/sauna, a heated towel rail, recessed spotlights, an extractor fan, vinyl flooring and a Velux window.

Bathroom

5'10" x 4'7" (1.80m x 1.40m)

The bathroom has a vanity storage unit with a wash basin, a panelled bath, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

W/C

This space has a low level dual flush W/C, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is gated access to a block-paved driveway providing off-road parking, gated access to the rear garden a range of shrubs, a brick-wall and fence panelling boundaries.

Rear

To the rear of the propety is an enclosed garden with a paved paio area, a lawn, a shed, a summerhouse, a range of plants and shrubs and hedge borders and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, CityFibre, Openreach

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

Phone Signal – Good coverage of Voice, 4G - Some coverage of 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 - Gedling Borough Council - Band G

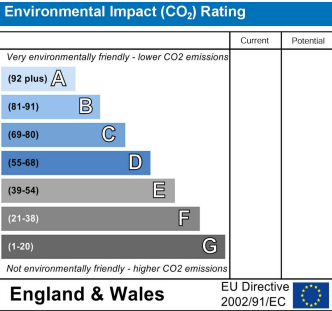
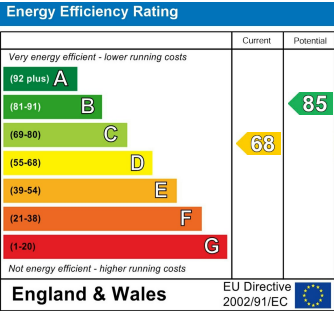
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The vendor has advised the following:
Property Tenure is Freehold

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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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