

HoldenCopley

PREPARE TO BE MOVED

Aspley Park Drive, Aspley, Nottinghamshire NG8 3EA

Guide Price £375,000

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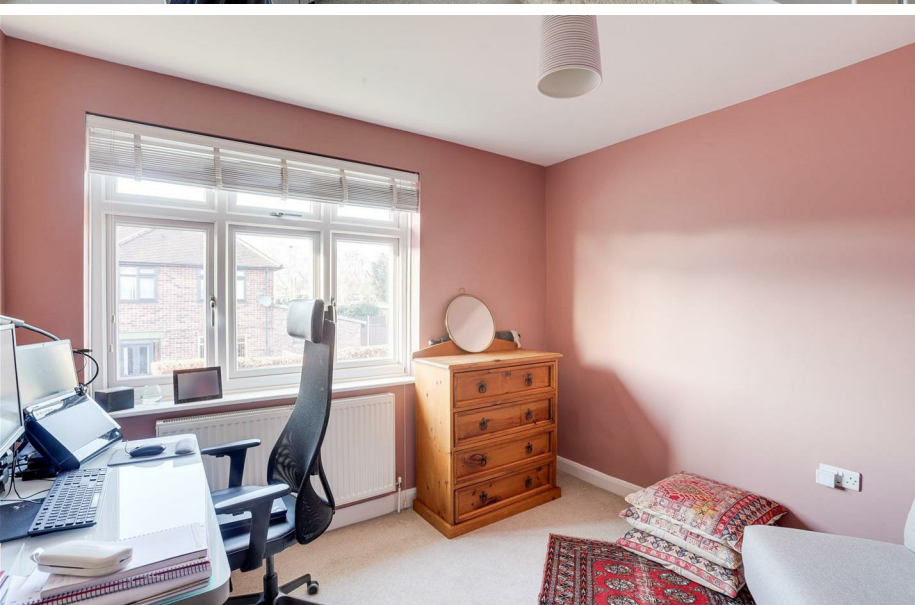
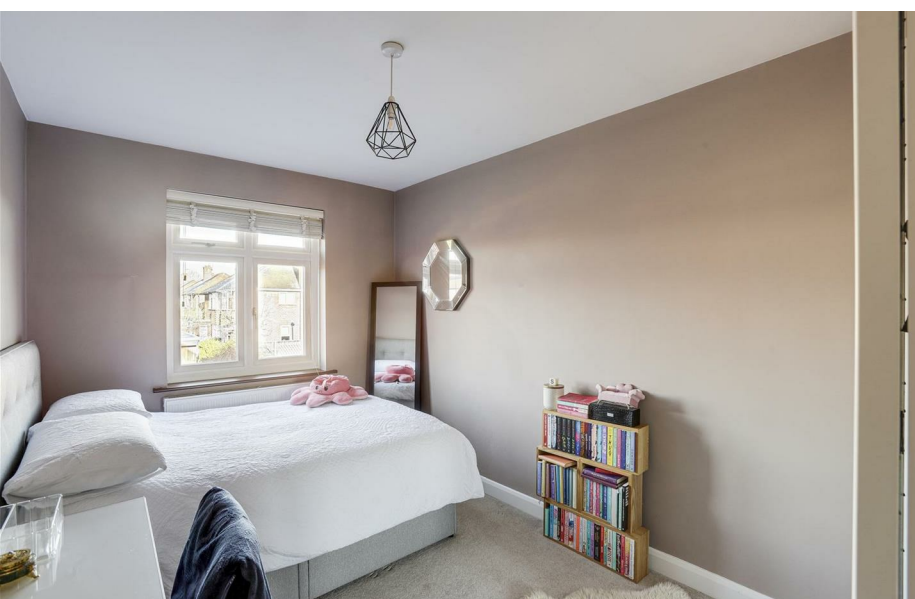
GUIDE PRICE: £375,000 - £400,000

THE PERFECT FAMILY HOME...

Positioned on a substantial corner plot in the sought-after area of Aspley, this beautifully presented detached home offers expansive living spaces perfect for a growing family. The ground floor welcomes you with a bright entrance hall, leading to two spacious reception rooms, a well-appointed fitted kitchen, and a convenient W/C. Upstairs, three generously sized double bedrooms provide ample accommodation, all serviced by a sleek, modern shower suite. The exterior is equally impressive, with an enclosed front garden featuring a neatly maintained lawn, while the rear offers a private garden complete with gated off-road parking and access to a bespoke-built and versatile garden building / home office. With its prime location near local amenities, excellent schools, and superb transport links, this home is perfectly suited for families looking to move in and start creating memories.

MUST BE VIEWED





- Corner Plot Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Modern Shower Suite
- Large, Well-Maintained Gardens
- Bespoke-Built Garden Building / Home Office / Storage Space
- Gated Driveway To Rear
- Popular Location





GROUND FLOOR

Entrance Hall

5'11" x 12'11" (1.81m x 3.96m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted alarm panel, and UPVC double-glazed panelled windows flanking a single composite door providing access into the accommodation.

Living Room

13'11" x 11'7" into bay (4.26m x 3.54m into bay)

The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and a feature fireplace with a decorative surround.

Dining Room

12'10" x 9'10" (3.92m x 3.02m)

The dining room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, and double French doors to the rear garden.

Kitchen

12'11" x 8'2" (3.94m x 2.49m)

The kitchen has a range of fitted base and wall units with worktops, a composite and a half with a swan neck mixer tap and drainer, an integrated oven, a four ring gas hob with an extractor fan, an integrated dishwasher, a wall-mounted BAXI boiler, space and plumbing for a washing machine, space for a fridge freezer, an in-built pantry cupboard, vinyl flooring, tiled splashback, and a UPVC double-glazed window to the rear elevation.

Side Hall

2'3" x 10'4" (0.70m x 3.17m)

This passage has tiled flooring, in-built cupboards, and a single composite door providing access outdoors.

W/C

5'4" x 2'8" (1.64m x 0.83m)

This space has a low level dual flush W/C, a bidet hose, a wash basin with fitted storage underneath, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, and an extractor fan.

FIRST FLOOR

Landing

7'10" max x 8'11" (2.39m max x 2.72m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

8'11" x 11'10" into bay (2.72m x 3.61m into bay)

The first bedroom has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, recessed spotlights, and a radiator.

Bedroom Two

12'11" x 8'2" (3.94m x 2.51m)

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

Bedroom Three

9'10" x 10'1" (3.02m x 3.08m)

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

Shower Room

6'7" x 8'8" (2.01m x 2.65m)

The shower room has a low level dual flush W/C, a bidet hose, a wash basin with fitted storage underneath, a walk-in shower enclosure with a twin-rainfall shower, display wall alcoves, wood-effect flooring, fully tiled walls, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is an enclosed lawned garden with block-paved patio, a range of plants and shrubs, fence panelling with hedge coverings, and gated access to the rear.

Rear

To the rear of the property is a private enclosed garden with block-paved patio areas, a shaped lawn, an outdoor tap, a range of decorative plants and shrubs, access into the versatile garden room, a gated driveway for off-road parking, and fence panelling with hedged borders.

Garden Building

11'4" x 11'2" (3.47m x 3.42m)

The bespoke built garden building has wood-effect flooring, a wall-mounted electric heater, recessed spotlights, a range of UPVC double-glazed windows, and double French doors to the garden. Providing plenty of versatility to be used as a home office, a garden bar, a play room, storage space or much more!

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+
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & Sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

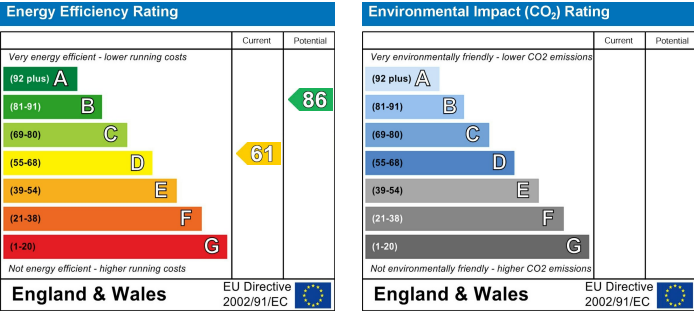
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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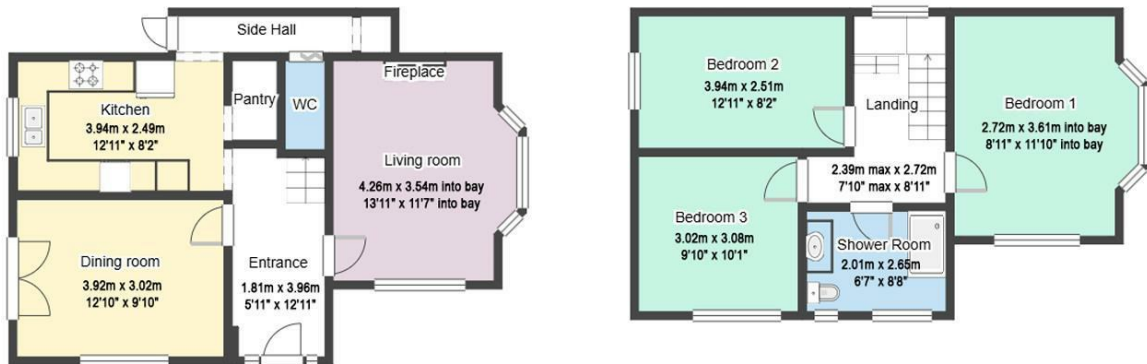
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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