

# HoldenCopley

PREPARE TO BE MOVED

Fearnleigh Drive, Nottingham, Nottinghamshire NG6 0JH

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Guide Price £400,000

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GUIDE PRICE: £400,000 - £425,000

NO UPWARD CHAIN...

This spacious and versatile detached property is ideal for a growing family and is situated in a highly sought-after location. Offering convenient access to local amenities, schools, and superb transport links, this home provides everything needed for comfortable and practical family living. The ground floor features an inviting entrance hall that leads to a bright and airy living room with a charming square bay window at the front. The open-plan design flows seamlessly into the dining room, which boasts sliding patio doors opening into a lovely conservatory, providing additional living space. Adjacent to the dining room, the fitted kitchen offers ample storage and worktop space, with direct access to a utility room and a storeroom for added practicality. Completing the ground floor is a well-proportioned bedroom with access to a convenient two-piece bathroom suite and a separate W/C. Upstairs, the property offers four generously sized bedrooms, each thoughtfully designed to provide comfort and flexibility for family living. A modern three-piece bathroom suite serves the first floor, making it perfect for accommodating the needs of a busy household. Outside, the property continues to impress. The front features a block-paved driveway that provides ample off-road parking and leads to the garage, which is equipped with an electric roller door, lighting, and electrics. The rear garden is a private and enclosed space, perfect for relaxing or entertaining. It includes a block-paved patio area, a well-maintained lawn, a gravelled border, a garden shed, and a fence panelled boundary with gated access. An outside tap and courtesy lighting add further convenience to this delightful outdoor space.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Conservatory
- Two -Piece Ground Floor Bathroom Suite & Separate W/C
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garage
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

16'6" x 12'8" (5,05m x 3,88m)

The living room has a UPVC double glazed square bay window to the front elevation, a TV point, coving to the ceiling, carpeted flooring, and open access into the dining room.

### Dining Room

10'9" x 8'4" (3,29m x 2,55m)

The dining room has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, carpeted flooring, and a sliding patio opening to the conservatory.

### Conservatory

11'1" x 9'0" (3,39m x 2,76m)

The conservatory has tiled flooring, a wall-mounted heater, recessed spotlights, coving to the ceiling, UPVC double glazed surround, and a UPVC door opening to the rear garden.

### Kitchen

10'8" x 7'5" (3,26m x 2,27m)

The kitchen has a range of fitted base and wall units with worktop, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob an extractor fan, space for an under-counter fridge, a radiator, recessed spotlights, coving to the ceiling, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and access into the store room.

### Store Room

The store room has tiled flooring.

### Utility Room

10'9" x 7'9" (3,29m x 2,38m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, coving to the ceiling, a singular wash basin, partially tiled walls, and tiled flooring.

### Bathroom

7'10" x 4'7" (2,39m x 1,42m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a vanity-style wash basin, a double shower enclosure with a wall-mounted electric shower fixture, a wall-mounted heater, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

### Bedroom Five

10'7" x 8'1" (3,24m x 2,47m)

The fifth bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, recessed spotlights, and carpeted flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

13'8" x 12'11" (4,19m x 3,94m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

### Bedroom Two

13'3" x 7'10" (4,06m x 2,41m)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Three

9'2" x 8'11" (2,80m x 2,72m)

The third bedroom has two UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Four

8'11" x 6'8" (2,72m x 2,05m)

The fourth bedroom has two UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bathroom

6'2" x 6'2" (1,89m x 1,88m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a singular spotlight, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

## Front

To the front of the property is courtesy lighting, access to the rear garden, and a block-paved driveway with access to the garage.

## Garage

16'2" x 11'10" (4,95m x 3,63m)

The garage has a UPVC door opening to side elevation, lighting, electrics, and an electric roller door opening to the driveway.

## Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, a block-paved patio area, a shed, a lawn, a gravelled border, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

The vendor has informed us that the extension 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:

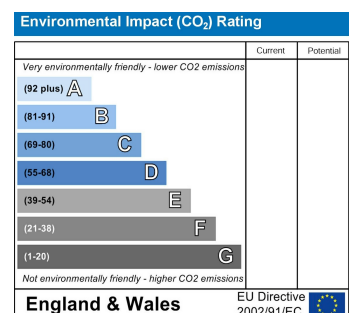
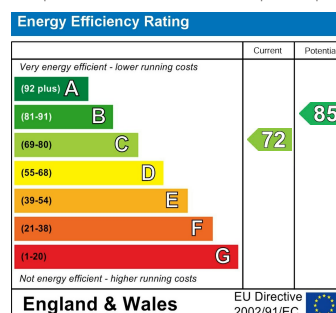
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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