

HoldenCopley

PREPARE TO BE MOVED

Aspley Park Drive, Aspley, Nottinghamshire NG8 3EG

Offers Over £280,000

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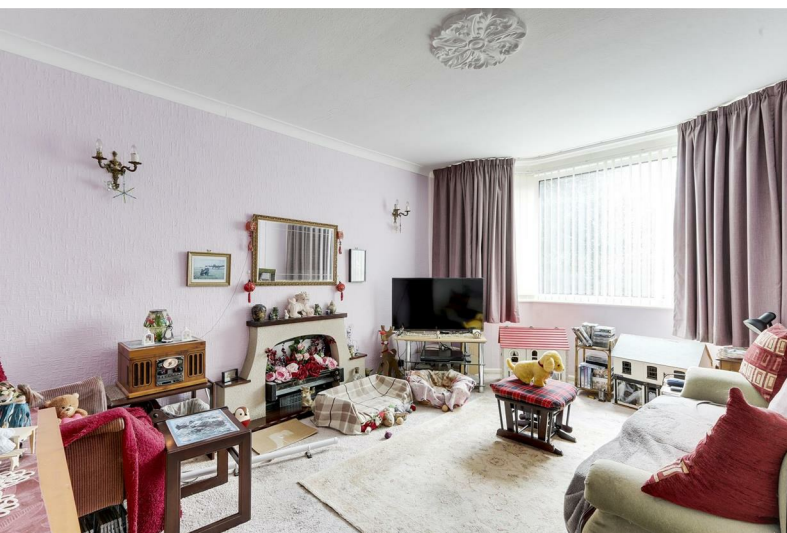


GUIDE PRICE: £280,000 - £300,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious three-bedroom detached home is situated in the ever-popular location of Aspley, close to a wealth of local amenities, excellent school catchments, and fantastic transport links. The property boasts a well-proportioned layout offering plenty of potential and space throughout, ideal for family living, beginning with a porch, a cloakroom, and a hallway leading to a convenient WC. The ground floor features two generous reception rooms, perfect for entertaining or relaxing, along with a fitted kitchen and a rear porch providing easy garden access. Upstairs, the first floor hosts three good-sized bedrooms, a shower suite, and an additional WC. Externally, the property enjoys mature, private gardens to both the front and rear, while a driveway and garage provide ample off-road parking. A fantastic opportunity for those looking to put their own stamp on a spacious family home in a sought-after location!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- First Floor Shower Suite & Separate WC
- Private Mature Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

3*9" x 2*6" (1.15 x 0.78)

The porch has exposed brick walls and a single UPVC door providing access into the accommodation.

Hallway

4*11" x 3*11" (4.55 x 1.21)

The inner hall has carpeted flooring, a radiator, and a double-glazed window to the side elevation.

Cloak Room

4*8" x 2*8" (1.44 x 0.83)

The cloak room has tiled flooring, wall-mounted coat hooks, and a double-glazed window to the front elevation.

WC

3*10" x 3*6" (1.17 x 1.09)

This space has a low level dual flush WC, a wall-mounted wash basin, tiled splashback, and an extractor fan.

Living Room

14*9" x 12*0" (4.50 x 3.67)

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

Dining Room

12*0" x 10*11" (3.68 x 3.34)

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

Kitchen

8*7" x 7*11" (2.62 x 2.42)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, a radiator, tile-effect flooring, partially tiled walls, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to the porch.

Porch

2*11" x 2*0" (0.90 x 0.63)

The porch has exposed brick walls and a single UPVC door to the garden.

FIRST FLOOR

Landing

12*6" x 4*5" (3.83 x 1.36)

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

Master Bedroom

15*0" x 11*11" (4.58 x 3.64)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and fitted sliding door wardrobes.

Bedroom Two

12*0" x 10*11" (3.67 x 3.33)

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

Bedroom Three

8*0" x 6*9" (2.46 x 2.08)

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

Shower Room

8*5" x 4*8" (2.58 x 1.44)

This space has a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, grab handles, an in-built cupboard, fully tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

WC

4*7" x 2*9" (1.40 x 0.86)

This space has a low level dual flush WC, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the single detached garage, along with a range of mature plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with patio areas, a range of mature trees, plants and shrubs, a wooden arch, external lighting, rockery, raised planters, and fence panelled boundaries with foliage.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre

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

Phone Signal – Good 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 - 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.

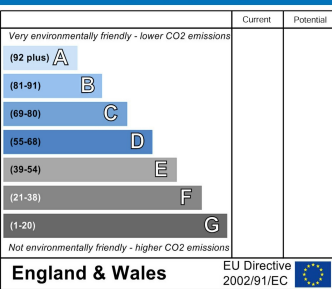
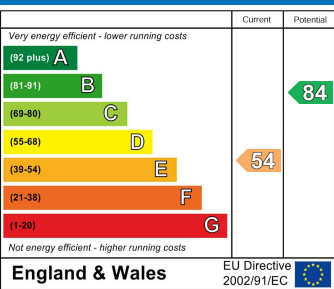
The vendor has advised the following:

Property Tenure is Freehold

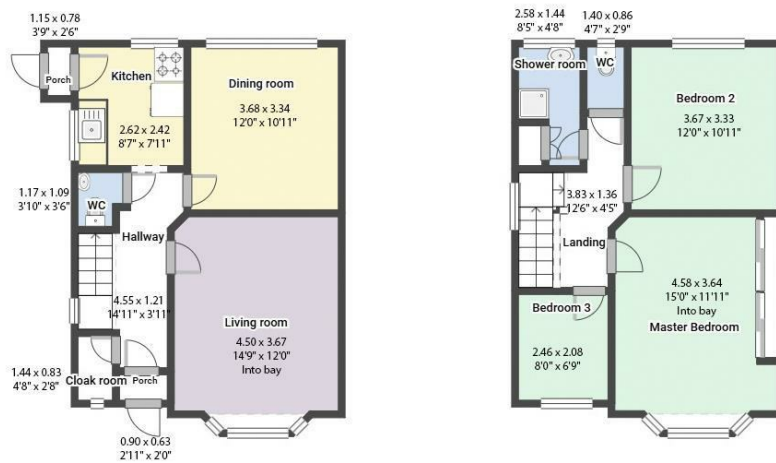
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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