

HoldenCopley

PREPARE TO BE MOVED

Whitwell Road, Broxtowe, Nottinghamshire NG8 6JR

£210,000

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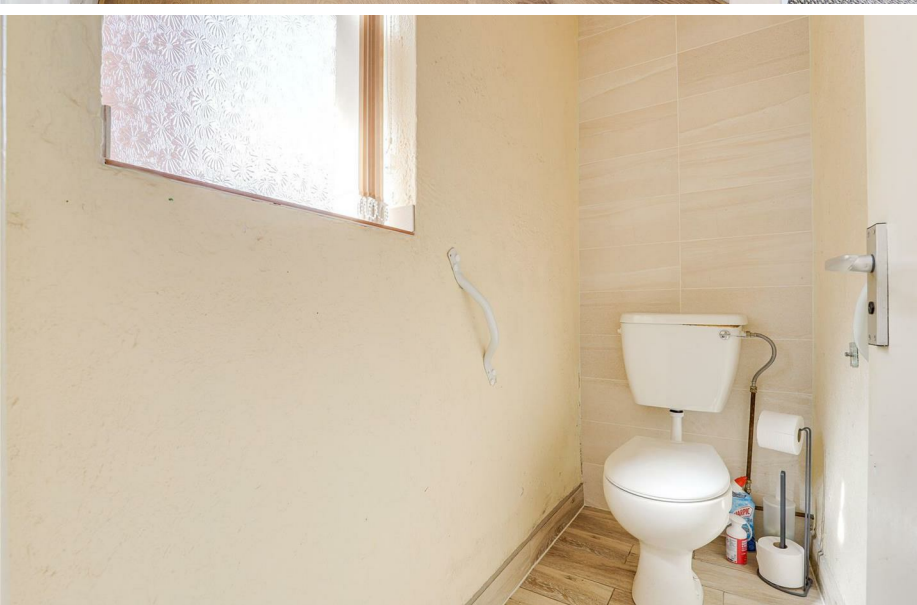
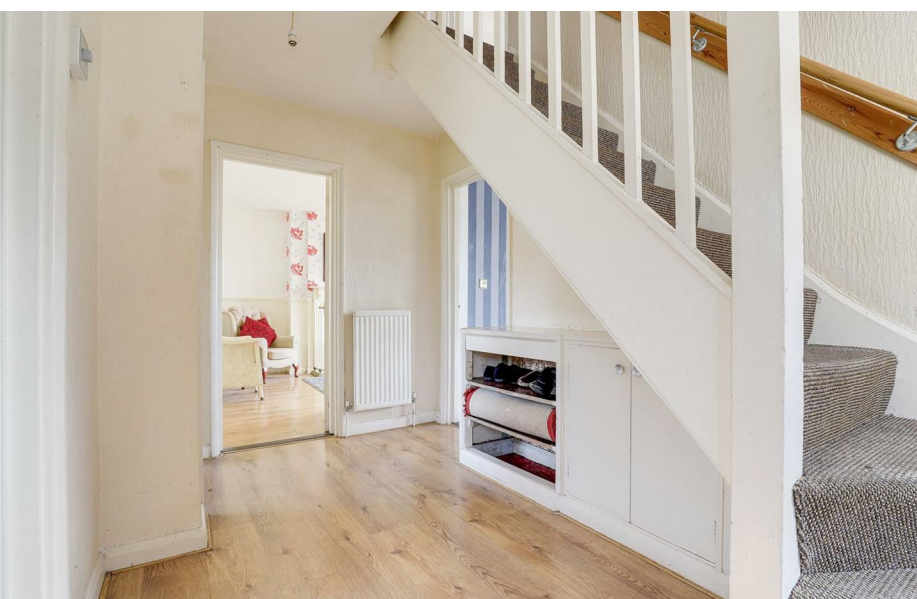


NO UPWARD CHAIN...

This well-proportioned four-bedroom semi-detached home is an excellent choice for families, offering generous living space and the benefit of no upward chain. Situated in a popular residential area, the property is conveniently close to local shops, schools, and amenities, with easy access to major transport links via the M1 and A60. The ground floor features an entrance hall leading to two spacious reception rooms, a fully fitted kitchen, a shower room and a W/C. Upstairs, four generously sized double bedrooms offer plenty of space for family living. Externally, the property benefits from a driveway providing off-street parking at the front. The enclosed rear garden features a lawn, a patio area, a shed, and a greenhouse.

MUST BE VIEWED!





- Semi-Detached House
- Two Spacious Reception Rooms
- Four Double Bedrooms
- Fitted Kitchen
- Ground Floor W/C
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’10" × 11’11" (2.10m × 3.65m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, under-stair storage, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Dining Room

12’0" × 10’10" (3.66m × 3.31m)

The dining room has carpeted flooring, a radiator, a TV point, and a UPVC double-glazed bay window to the front elevation.

Living Room

11’11" × 14’10" (3.65m × 4.54m)

The living room has wood-effect flooring, a dado rail, a TV point, a radiator, a feature fireplace with a decorative surround, and a UPVC double-glazed window to the front elevation.

Kitchen

7’4" × 15’10" (2.25m × 4.83m)

The kitchen has fitted wall and base units with rolled-edge wood-effect worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, a washing machine, space for an under-counter fridge, space for a freestanding cooker, space for a fridge freezer, a wall-mounted Worcester boiler, a radiator, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Shower Room

6’1" × 4’6" (1.86m × 1.39m)

This space has a walk-in shower enclosure with a mains fed overhead shower, a shower screen, a pedestal wash basin with a mixer tap, a chrome heated towel rail, vinyl flooring, and a UPVC double glazed obscure window to the rear elevation.

W/C

2’11" × 6’4" (0.89m × 1.95m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to a loft.

Bedroom One

10’1" × 11’10" (3.09m × 3.62m)

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

Bedroom Two

10’3" × 11’11" (3.13m × 3.64m)

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

Bedroom Three

12’4" × 11’10" (3.77m × 3.61m)

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

Bedroom Four

11’11" × 8’11" (3.64m × 2.74m)

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

OUTISDE

Front

To the front of the property is a garden with a lawn, a driveway for off-street parking, gated access to the rear, and fence panelled boundaries.

Rear

To the rear is an enclosed garden with a lawn, a patio, various plants and shrubs, a shed, a greenhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast available - 1800 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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

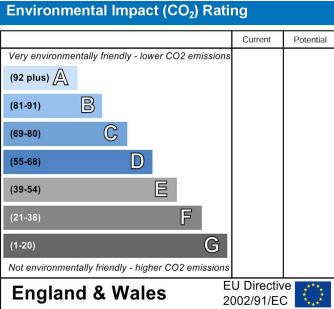
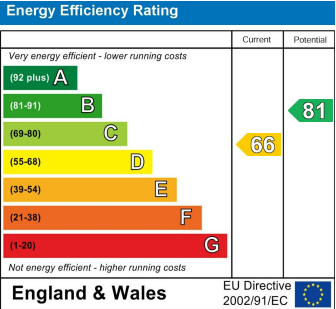
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The vendor has advised the following:

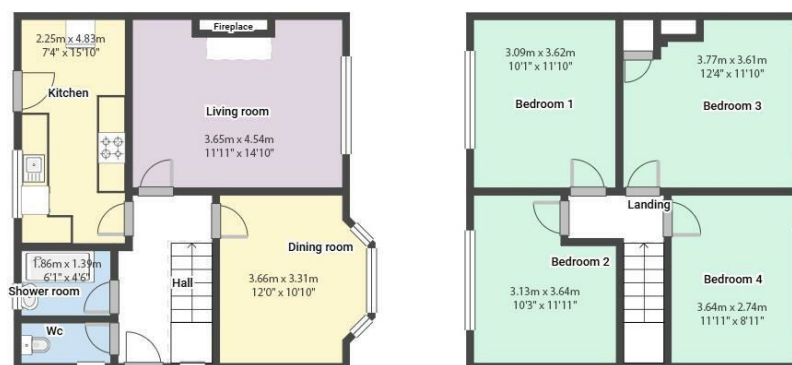
Property Tenure is Freehold

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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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