

HoldenCopley

PREPARE TO BE MOVED

Millbank Place, Bestwood Village, Nottinghamshire NG6 8EF

Guide Price £400,000 - £420,000

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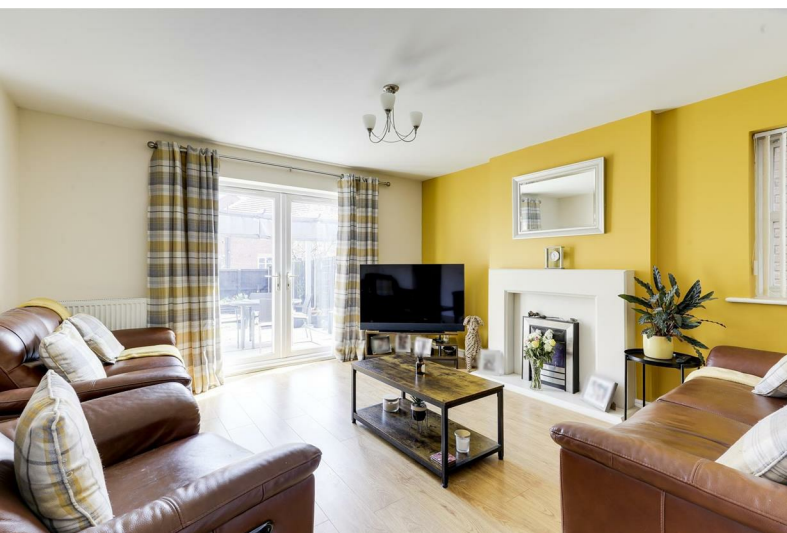


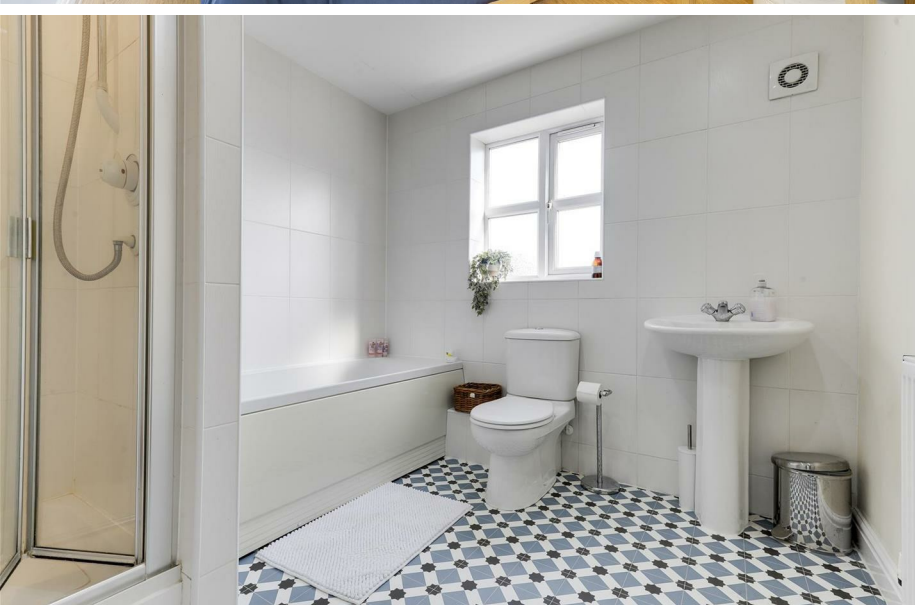
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THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached home offers spacious and versatile accommodation arranged over three floors, making it ideal for modern family living. Immaculately maintained and move-in ready, the property is nestled in a highly sought-after, family-friendly location—just a short walk from the scenic Bestwood Country Park, and close to a range of local amenities, excellent schools, and convenient transport links. The ground floor boasts a welcoming entrance hall, a W/C, two generous reception rooms, a separate study, a utility room, and a contemporary fitted kitchen complete with a central breakfast bar island, integrated appliances, and double French doors that open out to the rear garden. Upstairs, the first floor hosts three well-proportioned double bedrooms, two modern bathroom suites, and ample built-in storage. The top floor is dedicated to a spacious master suite, featuring a dressing area with fitted wardrobes and a private five-piece en-suite bathroom. Externally, the property benefits from a gated driveway providing off-road parking for multiple vehicles, along with access to a double garage. To the rear, you'll find a private, enclosed garden with a patio area and pergola, a well-maintained lawn bordered with blue slate chippings, and a sunny aspect that makes it perfect for outdoor entertaining. This impressive home offers both comfort and practicality in a prime location—ideal for growing families looking for their forever home.

MUST BE VIEWED





- Three-Storey Detached House
- Four Double Bedrooms With Wardrobes
- Three Reception Rooms
- Modern Fitted Breakfast Kitchen Featuring Integrated Appliances
- Utility & WC
- Three Bathroom Suites
- Gated Driveway With Detached Double Garage
- Well-Maintained Rear Garden
- Security Alarm Fitted
- Sought-After Location





GROUND FLOOR

Entrance Hall

15'5" x 6'2" (4.72 x 1.89)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built under stair cupboard, a radiator, and a single composite door providing access into the accommodation.

Study

8'1" x 5'11" (2.48 x 1.82)

The study has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Dining Room

10'11" x 9'9" (3.34 x 2.99)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Living Room

13'8" x 13'3" (4.19 x 4.05)

The living room has wood-effect flooring, a TV point, a radiator, a feature fireplace with a decorative surround, a UPVC double-glazed window to the side elevation, and double French doors providing access to the garden.

Utility Room

8'9" x 5'2" (2.69 x 1.58)

The utility room has a fitted base unit and worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer and an additional under-counter appliance, tiled flooring, tiled splashback, a wall-mounted boiler, a radiator, and a single door providing side access.

WC

4'9" x 3'8" (1.46 x 1.14)

This space has a low level dual flush WC, a wash basin, tiled splashback, tiled flooring, a radiator, and an extractor fan.

Kitchen

17'9" x 11'4" (5.43 x 3.46)

The kitchen features a range of fitted handleless base and wall units, a central breakfast bar island, and an undermount sink and a half with a movable swan neck mixer tap and drainer. Integrated appliances include a dishwasher, double oven, Bosch microwave, induction hob with a downward extractor fan, wine fridge, and fridge freezer. Additional features include LVT flooring, recessed spotlights, a vertical radiator, a UPVC double-glazed window to the side elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

17'0" x 9'9" (5.19 x 2.99)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom Two

14'5" x 9'0" (4.41 x 2.75)

The second bedroom has two UPVC double-glazed windows to the rear elevation, wood-effect flooring, a radiator, an in-built triple wardrobe, and access into the en-suite.

En-Suite Two

9'4" x 5'2" (2.87 x 1.60)

The second en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, tiled flooring, partially tiled walls, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

13'8" x 8'4" (4.18 x 2.56)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and an in-built triple wardrobe.

Bathroom

8'9" x 8'3" (2.67 x 2.54)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a shower enclosure with a bi-folding shower screen, tiled flooring, a radiator, partially tiled walls, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

10'4" x 9'5" (3.17 x 2.89)

The fourth bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and an in-built triple wardrobe.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

17'5" x 12'11" (5.31 x 3.95)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, two Velux windows with fitted blinds to the rear elevation, and open access into the dressing area.

Dressing Area

12'3" x 2'9" (3.74 x 0.86)

The dressing area has a UPVC double-glazed window to the side elevation, carpeted flooring, ample fitted wardrobes, and access into the en-suite.

En-Suite

13'8" x 8'3" (4.17 x 2.54)

The en-suite has a low level dual flush WC, two sunken wash basins with fitted storage underneath, an electrical shaving point, a panelled bathtub, a shower enclosure with a mains-fed shower and a sliding shower screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

At the front of the property, you'll find blue slate chippings, a small seating area, external lighting, a variety of plants, a gated driveway offering ample off-road parking, access to the double garage, and gated entry to the garden.

Double Garage

18'1" x 17'8" (5.53 x 5.40)

The double garage has power points, a single door to access the garden, and two up and over doors opening out onto the front driveway.

Rear

To the rear of the property is a private, enclosed garden featuring a patio area with a pergola, external lighting, a lawn bordered with blue slate chippings and a patio pathway, raised planters, a variety of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Good 4G coverage
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G 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

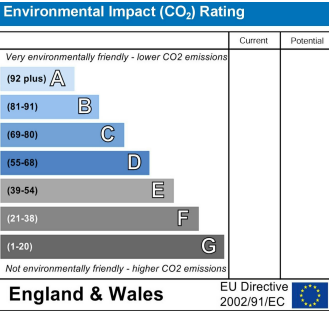
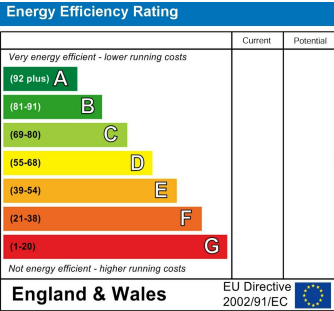
Council Tax Band Rating - Ashfield District Council - Band E
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (LPA): £200

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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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