

HoldenCopley

PREPARE TO BE MOVED

Pennant Road, Basford, Nottinghamshire NG6 0JB

Guide Price £300,000 - £325,000

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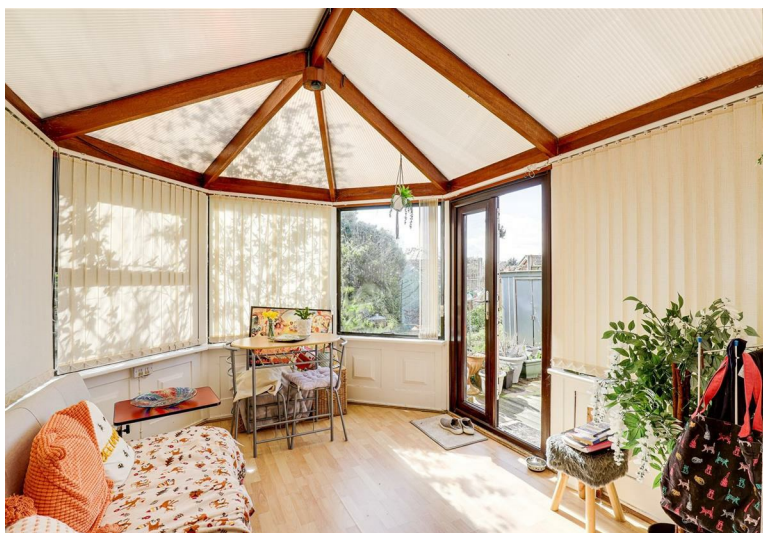
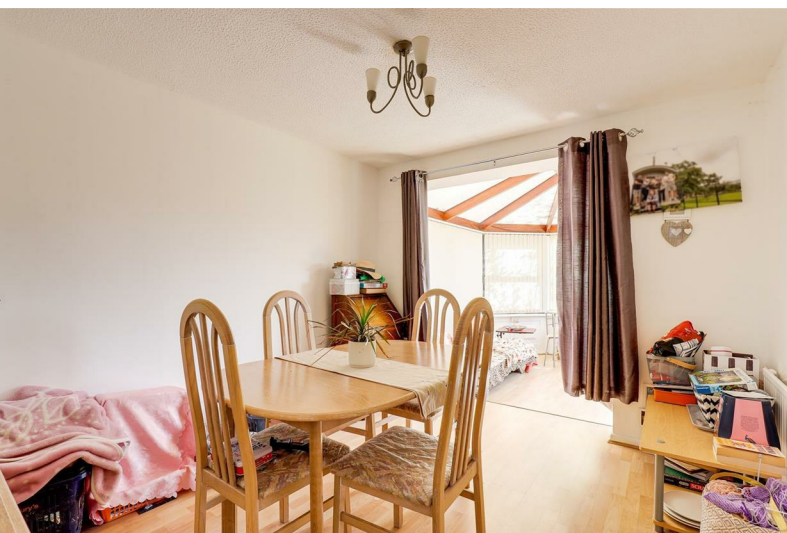


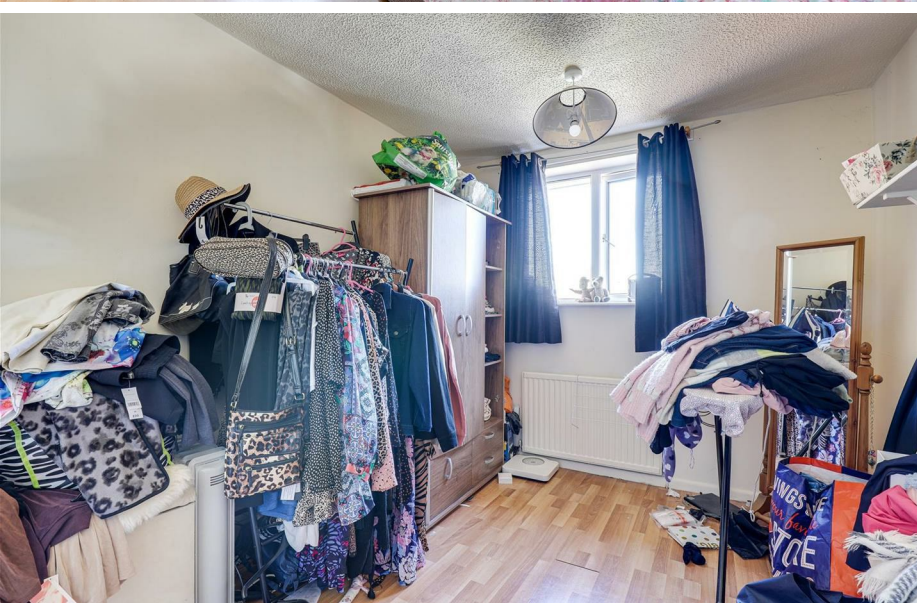
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SPACIOUS FAMILY HOME...

This spacious four-bedroom detached family home is nestled in a quiet cul-de-sac location, positioned close to local amenities, including shops, schools, parks, and excellent commuting links. The ground floor features an entrance hall leading to a spacious living room, a separate dining room, and a conservatory, providing plenty of space for relaxation and entertaining. The fitted kitchen caters to all culinary needs, while a ground-floor W/C adds extra practicality. Upstairs, there are three double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the property benefits from a driveway providing off-road parking, garage access. To the rear, the enclosed garden boasts a patio seating area, a lawn, and a variety of shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Porch

5*9" x 3*9" (1.76m x 1.16m)

The porch has wood-effect flooring, UPVC double-glazed windows surround and a single UPVC door providing access into the accommodation.

Hall

3*10" x 8*0" (1.17m x 2.46m)

The hall has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access from the porch.

Living Room

10*9" x 17*0" (3.28m x 5.18m)

The living room has wood-effect flooring, a radiator, recessed spotlights, a feature fireplace and two UPVC double-glazed windows to the side and front elevations.

Dining Room

9*7" x 10*7" (2.92m x 3.23m)

The dining room has wood-effect flooring, a radiator and open access to the conservatory.

Conservatory

9*6" x 10*7" (2.92m x 3.24m)

The conservatory has wood-effect flooring, a polycarbonate roof, windows to the rear elevation and double French doors opening out to the rear garden.

Kitchen

12*11" x 8*11" (3.96m x 2.74m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, partially tiled walls, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

WC

3*1" x 5*0" (0.94m x 1.53m)

This space has a low level dual flush W/C, a wash basin with a tiled splash back, a radiator, wood-effect flooring and a UPVC double-glazed obscure window to the side elevaion.

FIRST FLOOR

Landing

8*0" x 5*7" (2.45m x 1.71m)

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

Master Bedroom

11*7" x 10*0" (3.55m x 3.06m)

The main bedroom has carpeted flooring, a radiator, three in-built storage cupboards and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12*6" x 6*11" (3.81m x 2.11m)

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

Bedroom Three

11*6" x 8*5" (3.53m x 2.59m)

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

Bedroom Four

6*8" x 9*6" (2.05m x 2.92m)

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

Bathroom

8*0" x 5*0" (2.44m x 1.53m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a blocked paved driveway providing off-road parking, access to the garage , a gravel area, hedge borders and fence panelling boundaries.

Garage

13*9" x (4.20m x)

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn, a range of shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 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

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.

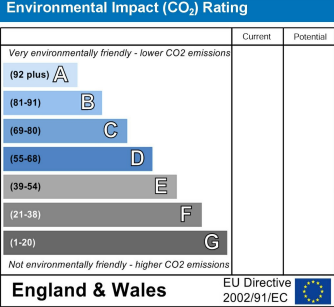
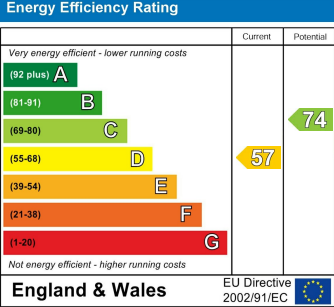
The vendor has advised the following:

Property Tenure is Freehold

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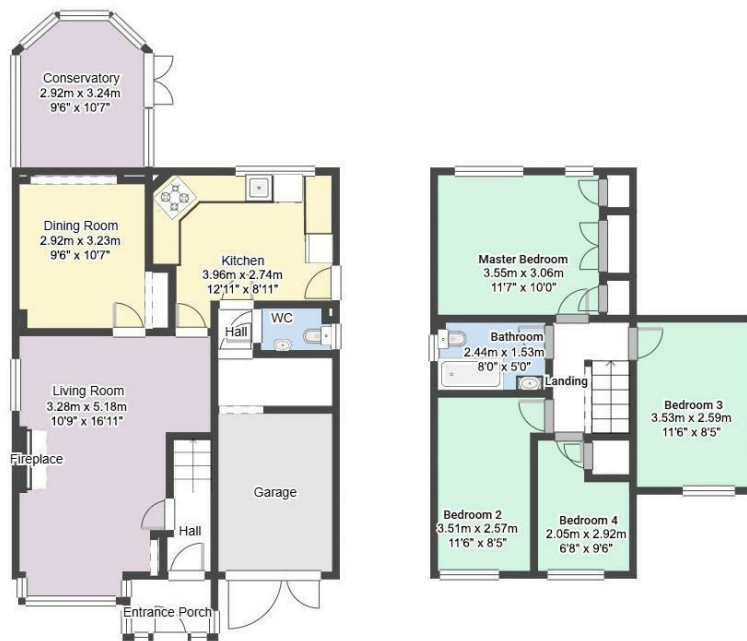
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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