

# HoldenCopley

PREPARE TO BE MOVED

Roland Avenue, Nuthall, Nottinghamshire NG16 1BB

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Guide Price £380,000 - £400,000



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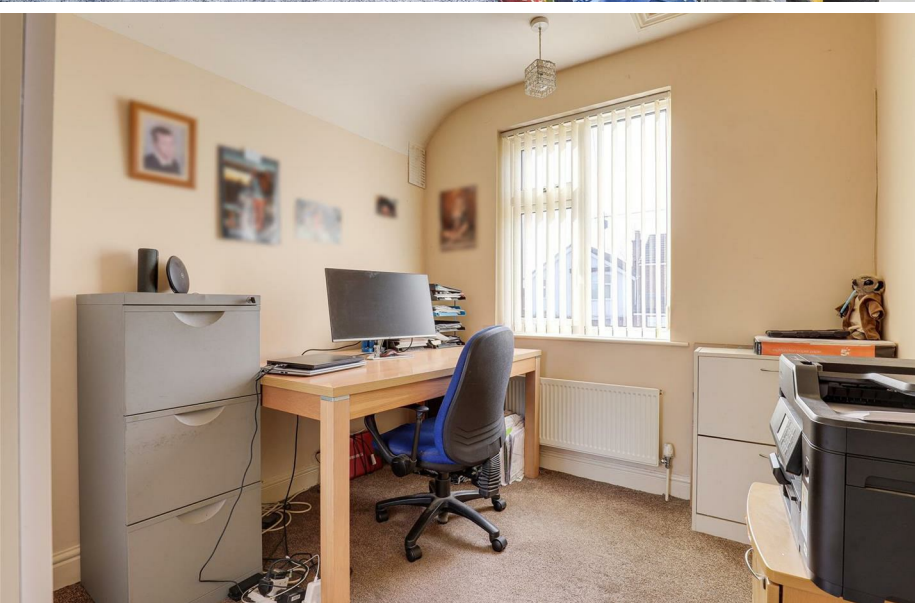
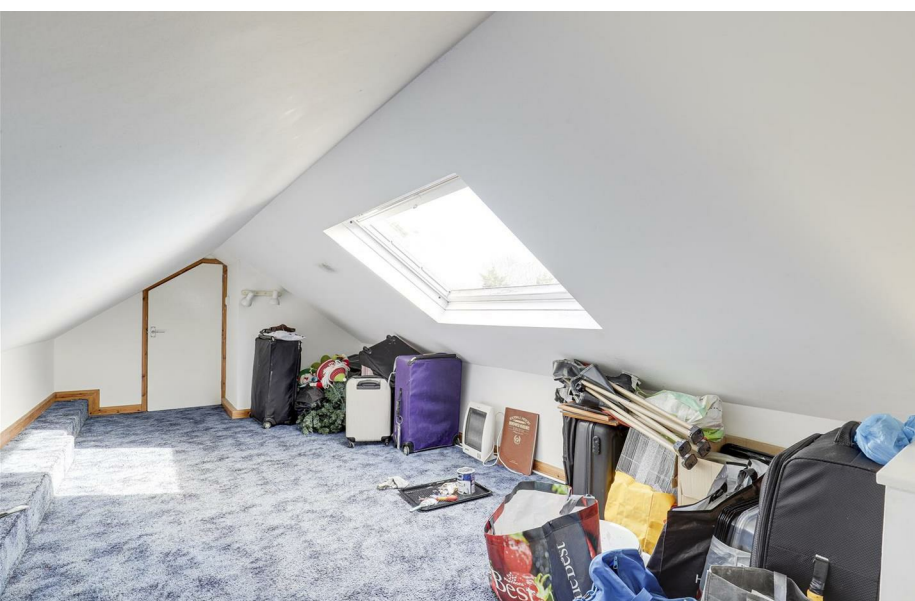
## DETACHED HOUSE...

This well-presented detached family home is located in a highly popular and well-established residential area, offering spacious and versatile accommodation ideal for modern family living. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright family room with a charming bay window to the front, perfect for use as a snug, playroom, or home office. The generously sized living room features a striking fireplace and sliding patio doors that open directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. The heart of the home is the stylish kitchen diner, complete with a central island, modern fitted units, and additional sliding patio doors that flood the space with natural light and provide easy access to the garden. A ground floor W/C and internal access to the integral garage add to the practicality of the layout. Upstairs, the property offers three well-proportioned bedrooms and a contemporary four-piece family bathroom. There is also access to a converted attic room, offering additional space that could serve as a home office, hobby room, or extra storage. Outside, the front of the property includes a driveway providing off-street parking, access to the garage, and gated side access to the rear garden. The south-facing rear garden is fully enclosed and beautifully maintained, featuring a raised decking patio, a lawned area, a garden shed, and secure fence-panelled boundaries. A versatile garden room, currently used as a games room by the current owner, offers further potential for use as a home gym, office, or guest space.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Loft Room
- Garage & Driveway
- South Facing Enclosed Rear Garden
- Versatile Garden Room
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'3" x 6'11" (4.36m x 2.12m)  
The entrance hall has carpeted flooring, windows to the front elevation, a radiator, an understairs cupboard, and a composite door providing access into the accommodation.

Family Room

13'5" into bay x 12'11" (4.11m into bay x 3.94m)  
The family room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace with a wooden surround and tiled hearth, and carpeted flooring.

Living Room

22'0" x 11'11" (6.73m x 3.65m)  
The living room has carpeted flooring, two radiators, a TV point, a recessed chimney breast alcove with a log burner and tiled hearth, and sliding patio doors opening to the rear garden.

Kitchen/Diner

17'11" x 16'1" (5.48m x 4.92m)  
The kitchen diner has a range of fitted base and wall units with solid oak worktops with a central island, an under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, space for a free standing range cooker, n extractor fan, an in-built cupboard, fitted cupboards, two radiator, coving to the ceiling, space for a dining table, tiled splash back, wood-effect flooring, UPVC double glazed window to the rear elevation, and sliding patio doors opening to the rear garden.

Hall

2'10" x 2'9" (0.88m x 0.84m)  
The hall has wood flooring

W/C

5'11" x 2'11" (1.82m x 0.89m)  
This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin, and wood flooring.

FIRST FLOOR

Landing

7'11" x 7'5" (2.42m x 2.28m)  
The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13'11" x 11'11" (4.25m x 3.64m)  
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

13'7" into bay x 12'0" (4.16m into bay x 3.66m)  
The second bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Third

9'3" x 7'11" (2.84m x 2.43m)  
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

8'4" x 7'9" (2.55m x 2.38m)  
The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with central taps, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Loft Room

20'11" x 9'0" (6.38m x 2.75m)  
The loft room has a Velux window, and carpeted flooring.

Storage

9'0" x 4'10" (2.75m x 1.49m)  
The storage has carpeted flooring, and eaves storage.

OUTSIDE

Front

To the front of the property is a driveway, access into the garage, and gated access to the rear garden.

Garage

15'0" x 9'10" (4.58m x 3.01m)  
The garage has a door opening into the hall, electrics, lighting, a wall-mounted boiler, and a roller door opening to the driveway.

Rear

To the rear of the property is an enclosed south facing garden with a raised decking patio, a lawn, a shed, fence panelled boundary, and access into the versatile games room.

Games Room

24'9" x 11'1" (7.55m x 3.40m)  
The games room has two UPVC double glazed windows, a purpose built bar, recessed spotlights, a TV point, wood-effect flooring, and a UPVC door opening out to the garden.

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 1800Mbps 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

Council Tax Band Rating - Broxtowe Borough Council - Band D  
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.

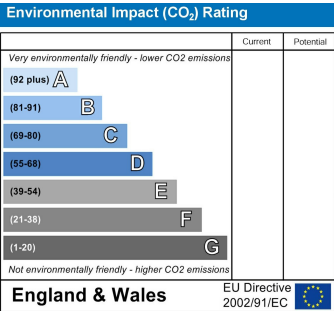
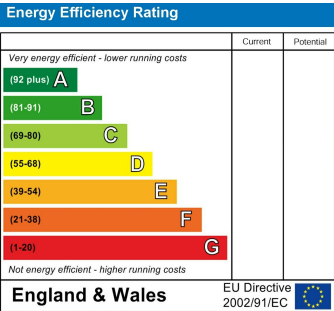
The vendor has advised the following:  
Property Tenure is Freehold

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.

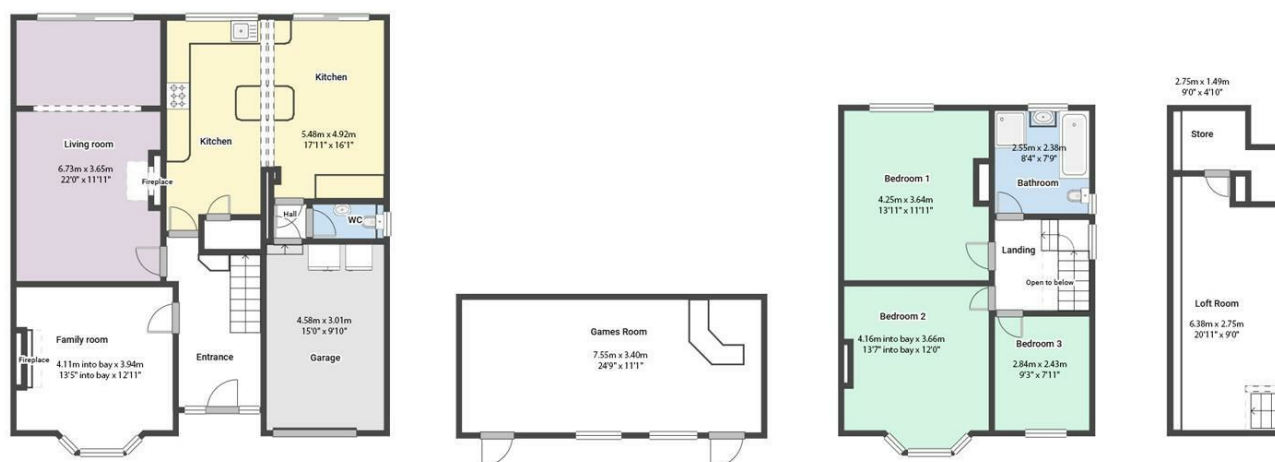
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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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