

HoldenCopley

PREPARE TO BE MOVED

Cranswick Close, Linby, Nottinghamshire NG15 8JX

£300,000

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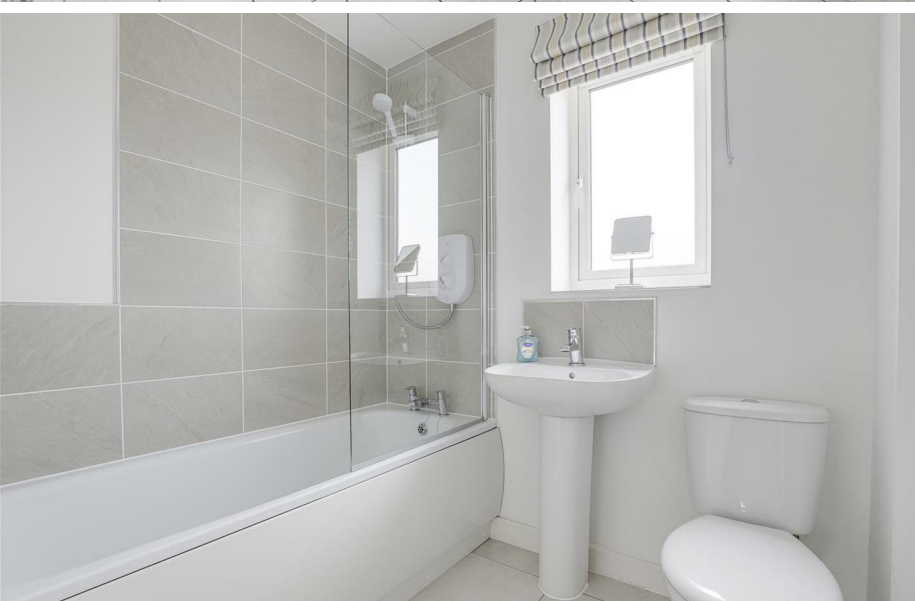


DETACHED FAMILY HOME...

This Well-presented detached home offers an ideal opportunity for any growing family, showcasing spacious and versatile accommodation. Nestled within a highly sought-after development and in a cul-de-sac, the property enjoys a prime location within walking distance of an array of local amenities, including the scenic grounds of Newstead Abbey, Papplewick Park, and Bestwood Country Park. It also falls within the catchment area for a variety of well-regarded schools and benefits from excellent transport and commuting links. Upon entering the property, you are welcomed into a bright entrance hall that leads to a generously sized living room, perfect for family gatherings or relaxation. The stylish kitchen diner is a standout feature, complete with modern integrated appliances and ample space for dining and entertaining. A separate utility room adds further convenience, while a ground floor W/C enhances the practicality of the layout. Upstairs, the first floor offers two spacious double bedrooms, with the master bedroom benefiting from its own private en-suite shower room. There is also a third bedroom, which is ideally suited as a child's room or a home office. A modern three-piece family bathroom completes the upper level, providing both comfort and functionality. Externally, the front of the property features a charming patio pathway, a neatly kept lawn, attractive decorative planting, and courtesy lighting. A double-width driveway to the side provides ample off-road parking. To the rear, the east-facing garden offers a private and enclosed outdoor space, boasting an artificial lawn for low maintenance, a patio area for seating or entertaining, courtesy lighting, an outdoor tap, fenced boundaries, and gated access for added security and convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Utility & Ground Floor W/C
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 5'10" (1.97m x 1.79m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a composite front door providing access into the accommodation

W/C

5'4" x 3'2" (1.65m x 0.98m)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and tiled flooring.

Living Room

16'10" x 9'6" (5.15m x 2.91m)

The living room has three UPVC double glazed windows to the side and front elevation, two radiators, a TV point, and LVT flooring.

Kitchen/Diner

16'10" x 9'0" (5.15m x 2.76m)

The kitchen has a range of fitted base and wall units with worktops, a cupboard which houses the boiler, a stainless steel sink with mixer taps and drainer, an integrated electric oven with a gas hob, extractor fan and stainless steel splash back, an integrated fridge freezer, an integrated dishwasher, space for a dining table, tiled flooring, partially tiled walls, a radiator, a UPVC double glazed window to the front and side elevation, and double French doors opening out to the garden

Utility Room

6'5" x 4'10" (1.98m x 1.49m)

The utility room has fitted base units with worktops, an integrated washer / dryer, a radiator, an in-built under stair cupboard, an extractor fan, tiled splash back, and tiled flooring.

FIRST FLOOR

Landing

10'8" x 9'7" (3.26m x 2.94m)

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

Bedroom One

13'1" max x 12'10" max (3.99m max x 3.92m max)

The first bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, carpeted flooring, and access to an en-suite.

En-Suite

7'3" max x 4'7" max (2.22m max x 1.40m max)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

12'9" x 10'1" (3.91m x 3.08m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, access into the loft with lighting via a pull-down ladder, and carpeted flooring.

Bedroom Three

8'9" x 6'9" (2.69m x 2.07m)

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

Bathroom

7'2" x 5'6" (2.19m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower and a shower screen, a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a patio pathway, a artificial lawn, decorative plants and courtesy lighting along with a double width driveway for off road parking to the side.

Rear

To the rear of the property is a private enclosed east facing garden with an artificial lawn, courtesy lighting, a patio area, an outdoor tap, fenced boundaries and gated access.

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 220Mbps

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 - Gedling Borough 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:

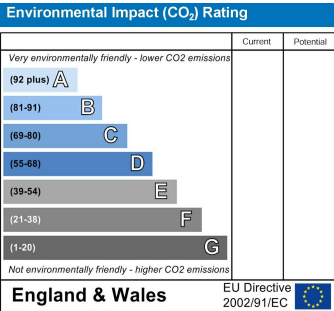
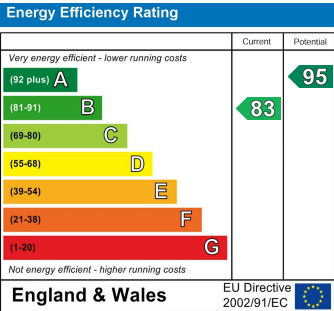
Property Tenure is Freehold

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.

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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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