

# HoldenCopley

PREPARE TO BE MOVED

Bodmin Drive, Aspley, Nottinghamshire NG8 5LG

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Offers In The Region Of £325,000



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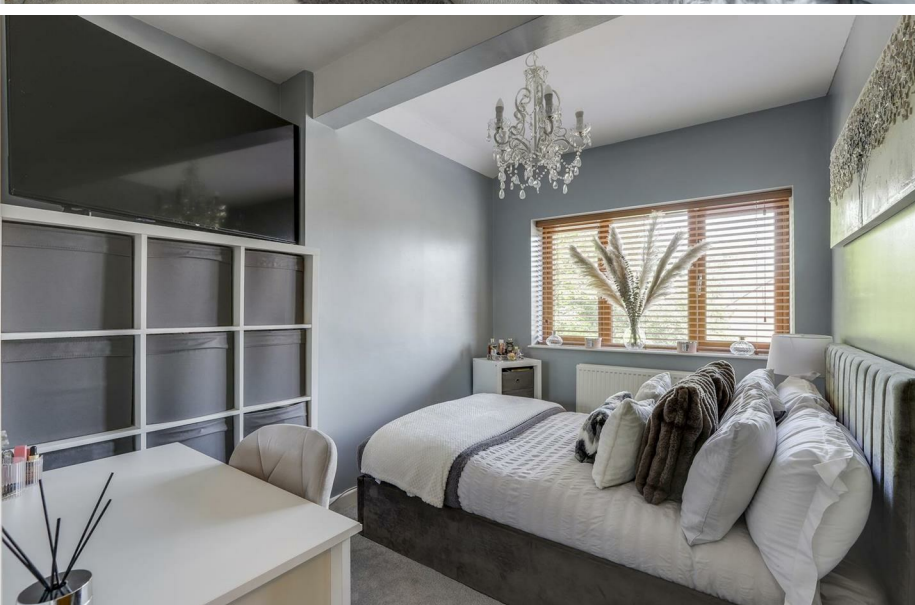


## BEAUTIFULLY PRESENTED FAMILY HOME....

This impressive four-bedroom semi-detached home effortlessly combines space, style, and modern living, offering the ideal setting for a growing family. Spanning across three beautifully appointed floors, this property is ready to move straight into and is brimming with thoughtful touches throughout. The ground floor greets you with a spacious entrance hall that sets the tone for the rest of the home, leading to a convenient W/C and a generous living room, perfect for relaxed family time. The heart of the home is the stunning open-plan kitchen and dining/lounge area, featuring sleek, modern fittings and plenty of room for both cooking and entertaining. For added flexibility, you'll also find a well-sized office, a practical utility room, and a fully equipped gym – offering spaces for work, leisure, and fitness. Additional peace of mind is provided by the recently installed new boiler, ensuring efficient and reliable heating throughout the home. The first floor is home to three double bedrooms, one of which benefits from an en-suite and a private study area, along with a stylish three-piece family bathroom. The second floor is dedicated entirely to the luxurious master suite, complete with a spacious walk-in wardrobe, a W/C, and useful eaves storage, making it the perfect private retreat. Outside, the property continues to impress, with a block-paved driveway to the front, providing off-road parking for multiple vehicles. To the rear, the private garden offers a peaceful oasis, with a well-maintained lawn bordered by decorative stone and a shed for storage. The standout feature of the garden is the summer house, complete with bespoke built-in seating, offering an idyllic spot to relax and entertain. Situated in a well-connected location, this home is just a short distance from a range of local amenities, great schools, and excellent transport links, making it a fantastic choice for families looking for convenience and comfort.







- Semi-Detached House
- Four Double Bedrooms
- Spacious Living Room
- Open Plan Modern Fitted Kitchen
- Versatile Office & Gym
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Substantial Second Floor Master With Walk In Closet & W/C
- Off-Road Parking
- Private Enclosed Rear Garden With Summer House











GROUND FLOOR

Entrance Hall

12'2" x 8'2" (max) (3.73m x 2.50m (max))

The entrance hall has UPVC double-glazed windows to the front and side elevations, tiled flooring, carpeted stairs, under the stairs storage, a radiator, recessed spotlights and a single door providing access into the accommodation.

W/C

5'5" x 4'10" (1.66m x 1.49m )

This space has a low level flush W/C, a wall-mounted wash basin with fitted storage and a tiled splashback, tiled flooring, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

16'8" x 13'10" (max) (5.09m x 4.23m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, built-in cupboard with shelving and recessed spotlights.

Open Plan Living

27'7" x 22'10" (max) (8.41m x 6.96m (max))

The open plan living space has a range of fitted base and wall units with worktops and a breakfast bar, an integrated combi oven, a gas hob with an extractor hood, an inset stainless steel sink with a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, wood-effect flooring, three radiators, a panelled feature wall, a velux window to the ceiling, recessed spotlights, UPVC double-glazed windows to the rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

13'4" x 8'3" (max) (4.08m x 2.52m (max))

The utility room has fitted wall units, a fitted worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring and a UPVC double-glazed window to the side elevation.

Office

8'3" x 7'7" (max) (2.53m x 2.32m (max))

The office has a fitted desk, built-in cupboards, wood-effect flooring and recessed spotlights.

Gym

16'5" x 12'11" (max) (5.02m x 3.94m (max))

The gym has a UPVC double-glazed window to the rear elevation, interlocking floor tiles, a radiator, a single UPVC door and double UPVC doors providing access out to the garden.

FIRST FLOOR

Landing

13'4" x 9'10" (max) (4.08m x 3.00m (max))

The landing has carpeted flooring, a radiator, a built-in cupboard and provides access to the first floor accommodation.

Bedroom Two

12'5" x 9'7" (max) (3.80m x 2.93m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted sliding door mirrored wardrobes and access into the study.

Study

7'2" x 5'3" (2.19m x 1.62m )

The study has carpeted flooring and access into the en-suite.

En-Suite

12'10" x 4'3" (3.93m x 1.32m )

The en-suite has a low level flush W/C, a vanity wash basin with storage, a bathtub spa whirlpool shower cabin, a fitted wall unit, tiled flooring, a radiator, an electric shaving point, recessed spotlights and UPVC double-glazed obscure windows to the front and side elevations.

Bedroom Three

14'0" x 8'2" (4.29m x 2.49m )

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

Bedroom Four

10'8" x 8'4" (3.26m x 2.56m )

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

Bathroom

10'7" x 6'2" (3.25m x 1.88m )

The bathroom has a low level flush W/C, a vanity style wash basin with storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, a fitted wall unit, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

12'4" x 10'2" (max) (3.76m x 3.11m (max))

The landing has a velux window to the ceiling, carpeted flooring and provides access to the second floor accommodation.

Master Bedroom

16'7" x 10'6" (max) (5.06m x 3.21m (max))

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a panelled feature wall and access into the walk-in closet, W/C and eaves storage.

Walk-In-Closet

10'7" x 4'5" (3.23m x 1.36m )

The walk-in-closet has carpeted flooring, a radiator and lighting.

W/C

5'7" x 3'9" (1.72m x 1.16m )

This space has a low level flush W/C, a wash basin with storage, tiled flooring and recessed spotlights.

Eaves Storage

11'1" x 7'1" (3.40m x 2.16m )

The eaves storage has ample storage space.

OUTSIDE

Front

To the front is a block paved driveway.

Rear

To the rear is a private garden with a fence panelled boundary, a lawn with a decorative stone border, a shed, a summer house and a single wooden gate.

Summer House

9'4" x 8'8" (2.85m x 2.65m )

The summer house has windows, a bespoke built seating area with a table and double wooden doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A


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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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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