

# HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Beechdale, Nottinghamshire NG8 3QF

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Guide Price £375,000 - £395,000

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## SPACIOUS FAMILY HOME...

Located in a popular residential area, this spacious four-bedroom detached home is perfect for families, offering well-presented interiors and convenient access to local amenities, including shops, schools, and excellent commuting links. The ground floor welcomes you with an inviting entrance hall, leading into a generously sized living room that seamlessly opens into a modern kitchen diner, creating a bright and sociable space ideal for everyday living and family meals. A convenient ground-floor W/C adds further practicality. Upstairs, the home offers three spacious double bedrooms and a comfortable single bedroom. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Externally, the property features a driveway providing off-road parking and access to a garage. To the rear, an enclosed garden with a neatly maintained lawn offers an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Detached House
- Four Bedroom
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'10" x 7'7" (5.14 x 2.32)

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

Living Room

17'5" x 9'8" (5.31 x 2.97)

The living room has wood-effect flooring, open access to the kitchen diner and a UPVC double-glazed window to the front of the property.

Kitchen Diner

17'8" x 12'11" (5.40 x 3.95)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan, dishwasher & fridge freezer, partially tiled walls, a radiator, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

5'4" x 3'1" (1.63 x 0.96)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, recessed spotlights, wood-effect flooring and a double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9'4" x 6'9" (2.85 x 2.07)

The landing has carpeted flooring, a radiator, recessed spotlights, access to the first floor accommodation and access to the loft.

Master Bedroom

14'1" x 13'1" (4.31 x 4.01)

The main bedroom has carpeted flooring, a radiator, three in-built storage cupboards, access to the en-suite and a UPVC double-glazed window to the front of the property.

En-Suite

7'11" x 6'2" (2.43 x 1.89)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, tiled walls, an extractor fan, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

16'3" x 8'0" (4.96 x 2.44)

The second bedroom has carpeted flooring, two radiators and two UPVC double-glazed windows to the front and a rear elevations.

Bedroom Three

10'7" x 9'7" (3.25 x 2.93)

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

Bedroom Four

8'9" x 6'5" (2.67 x 1.97)

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

Bathroom

9'8" x 6'1" (2.96 x 1.87)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, courtesy lighting, gated access to the rear garden and a range of shrubs.

Garage

17'3" x 8'2" (5.28 x 2.51)

Rear

To the rear of the property is an enclosed garden with a lawn, courtesy lighting and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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

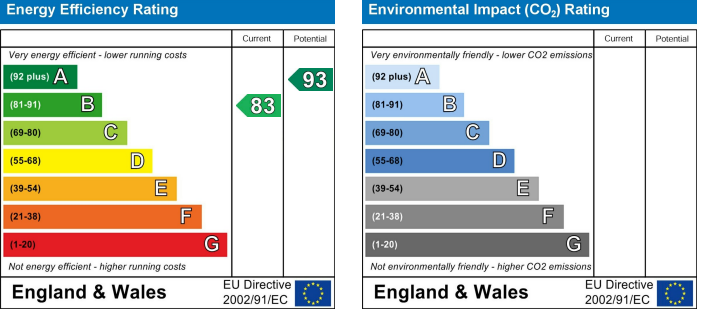
Service Charge in the year marketing commenced (EPA): £77.00  
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley 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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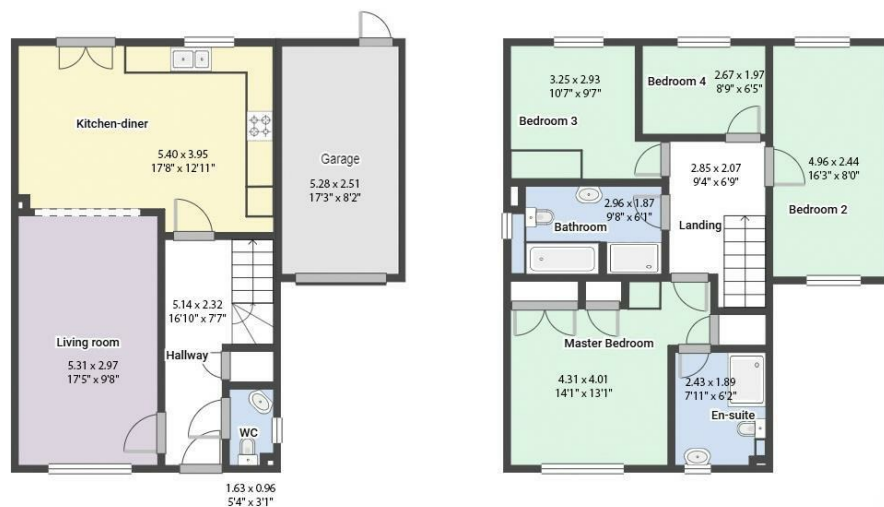
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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