

HoldenCopley

PREPARE TO BE MOVED

St. Margarets Avenue, Aspley, Nottinghamshire NG8 5GD

Guide Price £400,000 - £475,000

St. Margarets Avenue, Aspley, Nottinghamshire NG8 5GD



GUIDE PRICE £400,000 - £450,000

WELL-PRESENTED DETACHED DORMER BUNGALOW ON A GENEROUS PLOT...

This well presented three-bedroom detached dormer bungalow offers spacious and versatile accommodation throughout, making it the perfect home for a wide range of buyers, especially those looking to move straight in. Occupying a generous plot, the property is ideally situated in a well-connected location close to a range of local amenities, great schools, shops and excellent transport links. Internally, the ground floor comprises an entrance hall, a cosy sitting room, and a stunning modern fitted kitchen diner complete with integrated appliances and an instant hot water tap—ideal for contemporary living. There is a separate living room featuring two sets of French doors that open out to the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a utility room, a convenient W/C, and a garage which can be accessed from the rear garden. To the first floor are three well-proportioned bedrooms—one of which boasts built-in wardrobes—along with a stylish three-piece family bathroom and access to a boarded loft, providing additional storage space. The property also benefits from underfloor heating in select rooms, adding comfort and luxury. Hot water is gas-powered and supplied via a gas multipoint water heater. Externally, the property has a well-maintained front garden, a driveway providing off-street parking for up to three vehicles, and to the rear, a private enclosed spacious garden featuring a paved patio area, a lawn, a greenhouse, and a handy storage outbuilding. An added bonus is the inclusion of owned solar panels, contributing to energy efficiency and reduced utility costs. This fantastic home effortlessly combines space, style, and sustainability—making it the perfect choice for buyers seeking comfort, practicality, and a move-in-ready property in a convenient location.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Generous South-Facing Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'0" x 5'7" (max) (3.05m x 1.72m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a wall-mounted electric heater, a built-in cupboard, recessed spotlights and a single composite door providing access into the accommodation.

Sitting Room

13'7" x 11'4" (max) (4.15m x 3.46m (max))

The sitting room has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric heater and a feature gas fireplace with a decorative surround.

Kitchen-Diner

28'5" x 11'2" (max) (8.67m x 3.42m (max))

The kitchen-diner has a range of fitted gloss base and wall units with worktops and a breakfast bar, an induction hob with a tiled splash back and an extractor hood, an integrated oven, microwave and dishwasher, a stainless steel sink and a half with a drainer and an instant hot water tap, space for an American style fridge-freezer, space for a dining table, wood-effect flooring with underfloor heating, recessed spotlights, a UPVC double-glazed window to the rear elevation, single door and double French doors providing access out to the garden.

Utility Room

11'9" x 8'0" (max) (3.59m x 2.45m (max))

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a wall-mounted electric heater and a UPVC double-glazed window to the front elevation.

W/C

5'10" x 3'0" (1.78m x 0.92m)

This space has a low level concealed dual flush W/C, a vanity style wash basin, wood-effect flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the front elevation.

Living Room

14'11" x 9'7" (max) (4.56m x 2.93m (max))

The living room has wood-effect flooring with underfloor heating, access into the boarded loft and two sets of double French doors providing access out to the garden.

Garage

20'7" x 16'5" (max) (6.28m x 5.01m (max))

The garage has lighting, an up and over garage door and a single door accessed from the rear garden.

FIRST FLOOR

Landing

11'10" x 5'8" (max) (3.61m x 1.73m (max))

The landing has carpeted flooring, two built-in cupboards, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

19'0" x 8'4" (max) (5.80m x 2.55m (max))

The main bedroom has UPVC double-glazed windows to the side and rear elevation with a window seat, carpeted flooring and a wall-mounted electric heater.

Bedroom Two

13'2" x 10'0" (max) (4.03m x 3.06m (max))

The second bedroom has UPVC double-glazed windows to the front elevation and carpeted flooring with underfloor heating.

Bedroom Three

11'4" x 10'7" (max) (3.47m x 3.23m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a wall-mounted electric heater and a built-in wardrobe with cupboards.

Bathroom

8'4" x 5'6" (2.56m x 1.69m)

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

OUTSIDE

Front

To the front is a garden with a lawn and various plants and a driveway.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn, a mature tree, shrubs, various plants, a green house and a storage outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

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

Mbps (Highest available upload speed)

Phone Signal – All 4G & 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 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.

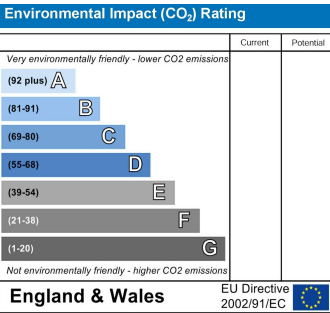
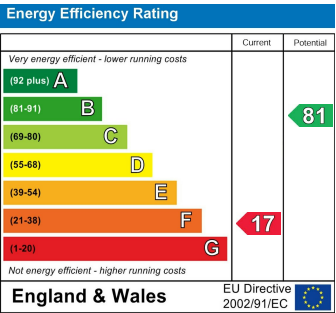
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



St. Margarets Avenue, Aspley, Nottinghamshire NG8 5GD

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.