

# HoldenCopley

PREPARE TO BE MOVED

Hopkinson Court, Bestwood Village, Nottinghamshire NG6 8YY

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Offers Over £350,000



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## SPACIOUS FAMILY HOME...

This beautifully presented four-bedroom detached home is nestled within a quiet and family friendly cul-de-sac location and boasts stunning views over looking Bestwood Country Park, offering the perfect balance between peaceful surroundings and convenient living. This spacious property offers a wealth of accommodation spanning two floors and is ideal for any growing family looking for their forever home. Upon entering the property, you are greeted by a welcoming entrance hall which provides access to a bay-fronted dining room and a separate study, also benefitting from a feature square bay window. The heart of the home lies in the bright and spacious living room, featuring French doors opening out to the beautifully maintained rear garden, allowing plenty of natural light to flow through. The modern fitted kitchen is equipped with a range of units, integrated appliances, a breakfast bar, and access into a useful utility room. Completing the ground floor is a convenient W/C. To the first floor, the property offers four well-proportioned bedrooms, two of which benefit from their own en-suites, while the remaining bedrooms are served by a stylish three-piece family bathroom suite. Outside, the property stands on a generous plot with a landscaped frontage comprising gravelled areas, mature shrubs, two lawn sections, and a driveway providing off-road parking with gated access leading to a detached garage. The garage features power, lighting, ample storage, and an up-and-over door. To the rear, the garden is privately enclosed south-facing, offering a tranquil space, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Dining Room & Study
- Fitted Kitchen & Utility Room
- Three- Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Garage & Driveway
- Enclosed Rear Graden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6’0" × 15’3" (1.85m × 4.67m)

The entrance hall has engineered laminate flooring, carpeted stairs, a radiator, and a composite door providing access to the accommodation

W/C

6’7" × 2’9" (2.01m × 0.85m)

This space has a low-level flush W/C, a vanity-style wash basin with a tiled splashback, a chrome heated towel rail, an extractor fan, and engineered laminate flooring

Study

8’3" × 10’6" (2.53m × 3.22m)

The study has a UPVC double-glazed square bay window to the front elevation, and engineered laminate flooring

Dining Room

8’11" × 13’7" (2.73m × 4.15m)

The dining room has a UPVC double-glazed square bay window to the front elevation, and engineered laminate flooring

Living Room

11’5" × 15’9" (3.48m × 4.82m)

The living room has UPVC double-glazed windows to the rear elevation, engineered laminate flooring, a TV point, and double French doors opening to the rear garden

Kitchen

12’0" × 10’8" (3.66m × 3.26m)

The kitchen has a range of modern fitted base and wall units with Quartz worktops and a breakfast bar, a composite sink and a half with a mixer tap and drainer, two integrated Neff ‘Hide & Slide’ ovens, an induction hob with extractor fan, integrated bins, an integrated fridge freezer, an integrated dishwasher, a column radiator, engineered laminate flooring, a UPVC double-glazed window to the rear elevation, and access to the utility room

Utility Room

6’6" × 5’11" (2.00m × 1.82m)

The utility room has fitted base and wall units with a quartz worktop, space and plumbing for a washing machine, a column radiator, engineered laminate flooring, and a composite door providing access to the side elevation

FIRST FLOOR

Landing

9’6" × 5’4" (2.92m × 1.64m)

The landing has carpeted flooring, a column radiator, loft access, and provides access to the first-floor accommodation.

Bedroom One

13’9" × 10’0" (4.21m × 3.06m)

The first bedroom has a UPVC double-glazed window to the rear elevation, a radiator, fitted wardrobes, carpeted flooring, and access to the en-suite

En-Suite

4’8" × 9’10" (1.43m × 3.00m)

The en-suite has a UPVC double-glazed obscure window to the rear elevation, a concealed dual-flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring

Bedroom Two

11’9" × 11’11" (3.59m × 3.64m)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, and access to the en-suite

En-Suite

5’11" × 6’7" (1.81m × 2.01m)

The en-suite has a UPVC double-glazed obscure window to the front elevation, a low level flush W/C, a sunken wash basin, a shower enclosure with a wall-mounted handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring

Bedroom Three

10’0" × 8’6" (3.06m × 2.61m)

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

Bedroom Four

8’9" × 9’10" (2.67m × 3.01m)

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

Bathroom

5’5" × 7’7" (1.67m × 2.32m)

The bathroom has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a panelled bath, a chrome heated towel rail, partially tiled walls, and vinyl flooring

OUTSIDE

Front

To the front of the property are gravelled planted areas with plants and shrubs, two small lawn areas, a driveway with gated access to the rear garden, and a garage

Rear

To the rear of the property is a south-facing garden with an outside tap, a lawn, a patio seating area, raised planted borders, a gravelled area, a panelled fence boundary, and access to the garage

Garage

8’7" × 16’11" (2.62m × 5.18m)

The garage has ample storage, lighting, electrics, and an up-and-over door opening to the driveway.

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

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 - Gedling 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.

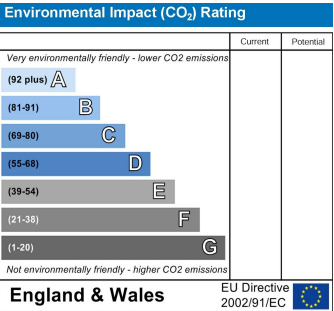
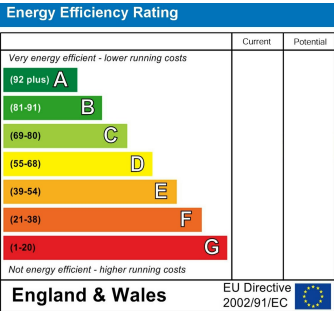
The vendor has advised the following:

Property Tenure is Freehold

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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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# Hopkinson Court, Bestwood Village, Nottinghamshire NG6 8YY

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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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