

# HoldenCopley

PREPARE TO BE MOVED

Beamlight Road, Eastwood, Nottinghamshire NG16 3JG

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Guide Price £300,000 - £325,000



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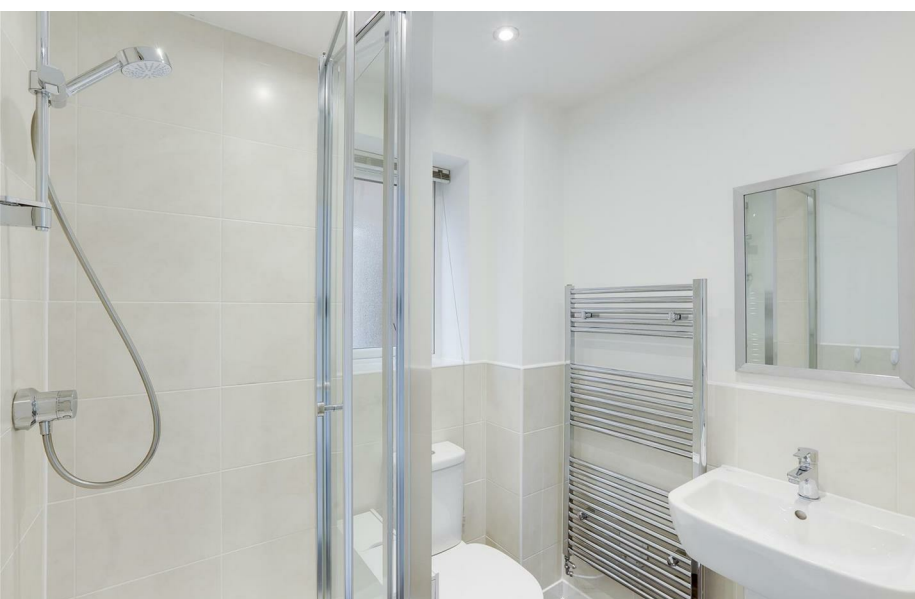


## SHOW HOME STANDARD THROUGHOUT...

This four-bedroom detached home is a true credit to the current owners, having been constructed in recent years and finished to a show home standard with a high level of care and attention to detail throughout. Beautifully presented and boasting spacious accommodation, this property is perfectly suited to a growing family looking for a modern home in a peaceful yet convenient location. Situated in a quiet residential area with easy access to commuting links including the A610, along with the benefit of nearby scenic countryside, the location offers the best of both worlds. To the ground floor, the accommodation comprises an entrance hall with smart space storage, a spacious living room, and a stylish fitted kitchen featuring a range of premium integrated appliances (induction hob and pyrolytic oven), quartz worktop, ample dining space, and an in-built pantry. Completing the ground floor is a useful utility room, a WC, and integral access to the garage. The first floor hosts four generously sized bedrooms, all serviced by a modern family bathroom, with the master bedroom benefiting from a contemporary en-suite. Outside, the property stands proudly with a driveway providing off-street parking for two cars, while to the rear is a south-facing, landscaped garden – perfect for entertaining or relaxing in the sun. The home also benefits from a host of modern features, including a dual-zone HIVE smart heating system, made-to-measure fitted blinds throughout, the potential to add solar panels, a yearly serviced boiler, just under 7-years of new build warranty remaining, and overall energy-efficient living. This property offers a rare opportunity to purchase a ready-to-move-into family home that ticks all the boxes – early viewing is highly recommended!

## MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner With Quartz Worktops & In-Built Pantry
- Utility & WC
- Two Modern Bathrooms
- HIVE Heating
- South-Facing Landscaped Garden
- Driveway & Integral Garage
- Easy Commuting Links











GROUND FLOOR

Entrance Hall

4\*9" x 4\*6" (max) (1.45m x 1.39m (max))

The entrance hall has LVT flooring, carpeted stairs, smart space lift-up under stair storage, a radiator, HIVE smart heating thermostat, and a single composite door providing access into the accommodation.

Living Room

15\*9" x 11\*0" (max) (4.81m x 3.36m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two internet points, two TV points, and open access into the kitchen diner.

Kitchen/Diner

18\*4" x 10\*1" (5.59m x 3.09m )

The kitchen has a range of fitted base and wall units with quartz worktops, splashback and a breakfast bar, an undermount sink and a half with a mixer tap and draining grooves, an integrated electric self-cleaning oven with an induction hob and extractor fan, space and plumbing for a dishwasher, space for an American-style fridge freezer, an open plan dining area, recessed spotlights, LVT flooring, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the garden.

Pantry

8\*1" x 3\*0" (2.48m x 0.93m )

The pantry has LVT flooring and wall-mounted shelves.

Utility

7\*0" x 5\*2" (2.15m x 1.60m )

The utility room has a fitted base unit with a quartz worktop, a concealed boiler cabinet, space and plumbing for a washing machine, space for a tumble-dryer, LVT flooring, and a single UPVC door providing side access.

W/C

5\*3" x 2\*10" (1.61m x 0.88m )

This space has a low level dual flush WC, a radiator, LVT flooring, a pedestal wash basin with tiled splashback, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Garage

15\*10" x 8\*11" (max) (4.83m x 2.72m (max))

The garage has lighting, multiple double power sockets, a fire-resistant door via the utility, and a roller shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

11\*2" x 6\*10" (max) (3.42m x 2.10m (max))

The landing has carpeted flooring, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14\*4" x 13\*3" (max) (4.37m x 4.04m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, a HIVE smart heating thermostat, carpeted flooring, an in-built cupboard, a fitted sliding door wardrobe, a radiator, and access into the en-suite.

En-Suite

6\*11" x 6\*0" (max) (2.12m x 1.84m (max))

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, LVT flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12\*2" x 9\*3" (3.72m x 2.83m )

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

Bedroom Three

9\*6" x 9\*3" (2.92m x 2.82m )

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

Bedroom Four

9\*7" x 7\*2" (2.93m x 2.19m )

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and wired internet access - ideal for a home office or gaming room.

Bathroom

6\*9" x 6\*3" (2.08m x 1.91m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a Mira Azora frosted glass electric shower fixture and a glass shower screen, LVT flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the integral garage, a lawned area, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a sandstone patio area, a lawn, a gravelled border, raised planters, an outdoor tap, courtesy lighting, external power sockets, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - FibreNest  
Broadband Speed - Ultrafast available - 900 Mbps (download) 110 Mbps (upload)  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

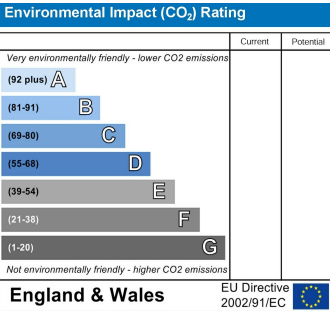
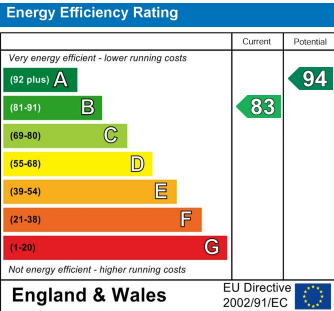
Council Tax Band Rating - Broxtowe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £150

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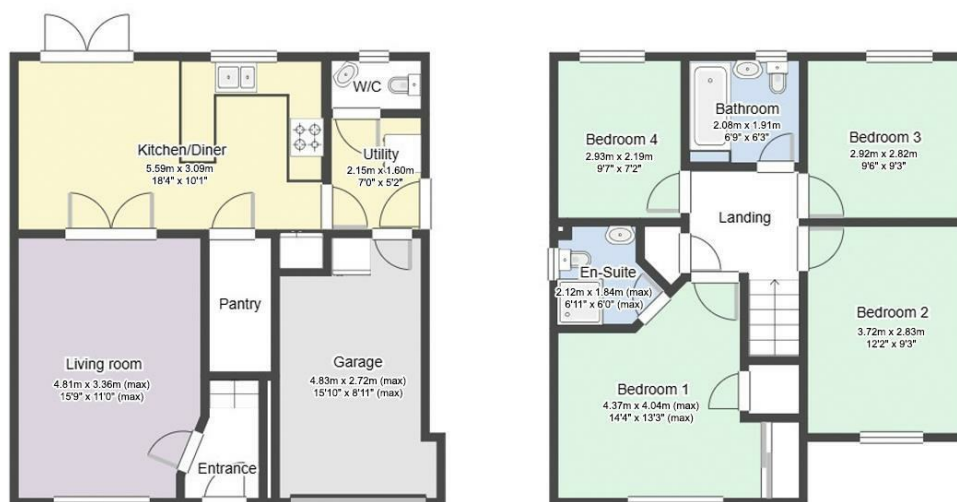
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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