

# HoldenCopley

PREPARE TO BE MOVED

Runton Drive, Basford, Nottinghamshire NG6 0FL

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Guide Price £220,000



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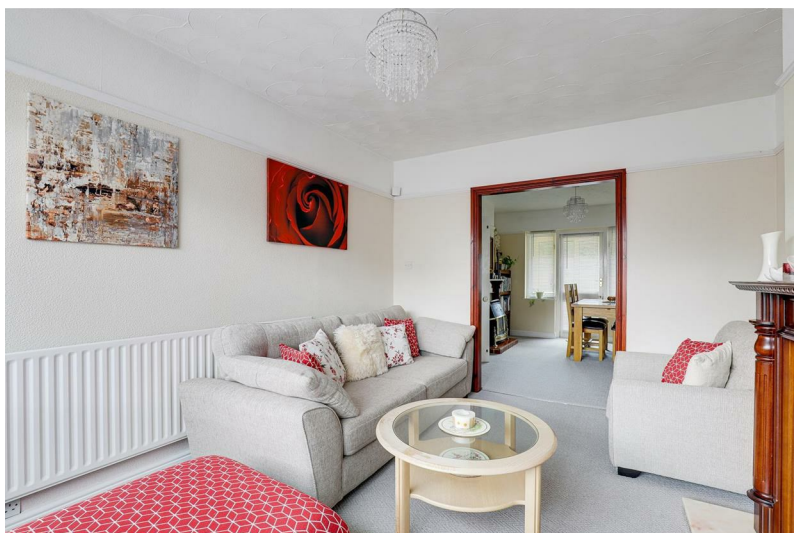


GUIDE PRICE: £220,000 - £230,000

IDEAL FOR FIRST-TIME BUYERS OR A GROWING FAMILY...

This well presented three-bedroom semi-detached home offers the perfect blend of comfort, space, and convenience. Situated in a popular residential area, the property benefits from close proximity to a range of local amenities, schools, and excellent transport links into Nottingham City Centre, making it an ideal purchase for first-time buyers or growing families looking for a place to call home. The ground floor comprises a welcoming entrance hall that leads into a bright and spacious living room, perfect for relaxing with the family. There is a separate dining room providing the ideal space for entertaining, which has access into a light-filled sunroom overlooking the garden. The kitchen is well-appointed with a range of units, an in-built pantry for additional storage, and access to the rear garden. Upstairs, the first floor hosts two double bedrooms and a further single bedroom, ideal for a nursery, home office, or guest room, all served by a three-piece bathroom suite. Externally, the property boasts a driveway providing multiple car off-street parking, access to a garage, and an enclosed rear garden featuring a patio area and steps leading up to a well-maintained lawn, perfect for enjoying those warmer months.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Sun Room
- Three-Piece Bathroom Suite
- Driveway
- Garage
- Enclosed Rear Garden
- Excellent Transport Links











GROUND FLOOR

Entrance Hall

6'10" x 13'9" (2.10m x 4.20m)

The entrance hall has carpeted flooring, a radiator, a built-in cupboard, and a UPVC door providing access into the accommodation.

Living Room

12'5" x 10'4" (3.81m x 3.17m)

The living room has carpeted flooring, a picture rail, a feature fireplace with a hearth and decorative surround, a radiator, a UPVC double-glazed window to the front and side elevations, and open access into the dining room.

Dining Room

10'5" x 11'11" (3.18m x 3.64m)

The dining room has carpeted flooring, a picture rail, a fireplace with a hearth and decorative surround, a radiator, two wood-framed double-glazed windows, and a wood-framed door providing access into the sunroom.

Sun Room

The sunroom has tiled flooring and a sliding glass patio door opening out to the rear garden.

Kitchen

12'4" x 6'10" (3.77m x 2.09m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer, an integrated oven with a gas hob and extractor fan, a tiled splashback, space for a fridge freezer, space and plumbing for a washing machine, a built-in pantry, tiled flooring, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

3'9" x 6'2" (1.14m x 1.88m)

The landing has carpeted flooring, access to the loft with lighting, a UPVC double-glazed obscure window to the side elevation, and provides access to the first-floor accommodation.

Master Bedroom

10'5" x 12'5" (3.18m x 3.81m)

The main bedroom has carpeted flooring, a picture rail, a radiator, and a UPVC double-glazed window to the front and side elevations.

Bedroom Two

10'5" x 11'11" (3.18m x 3.64m)

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

Bedroom Three

7'2" x 6'11" (2.18m x 2.11m)

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

Bathroom

6'10" x 8'6" (2.10m x 2.61m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a wall-mounted electric shower and handheld shower head, built-in storage cupboards, a radiator, an extractor fan, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, access to the garage, a rockery with various plants and shrubs, gated access to the rear garden, and a mixture of brick wall and fence-panelled boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading up to a lawn, various plants and shrubs, and picket-fence boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / Some 5G
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

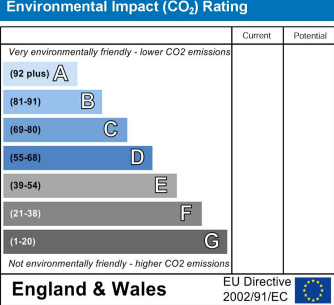
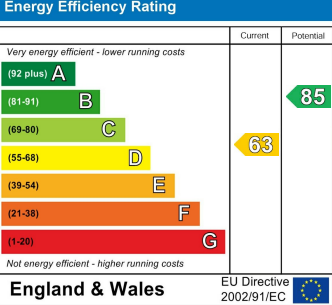
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B  
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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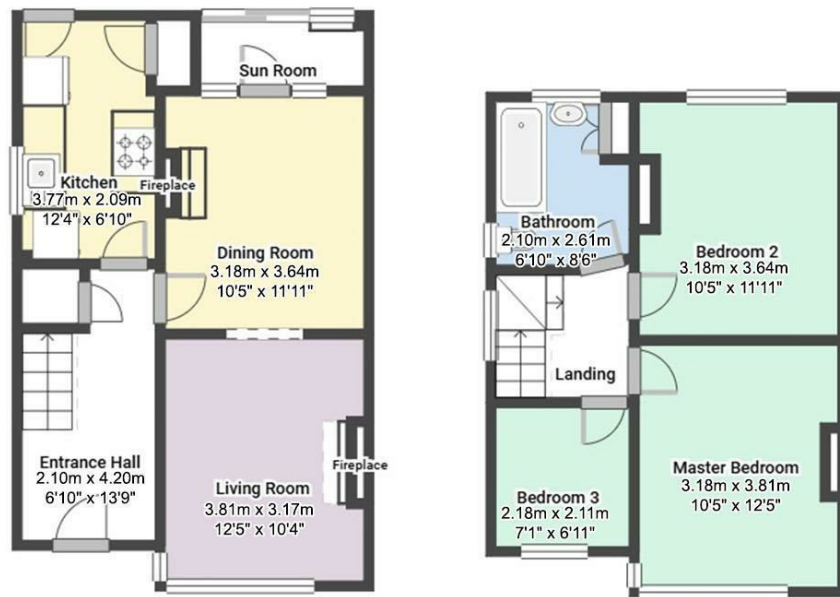
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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