

HoldenCopley

PREPARE TO BE MOVED

Broad Walk, Nottingham, Nottinghamshire NG6 0LL

Guide Price £200,000

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GUIDE PRICE: £200,000 - £225,000

SPACIOUS FAMILY HOME...

This three-bedroom semi-detached property occupies a generous plot with the added benefit of no neighbouring property to one side, offering additional privacy and outdoor space. Situated in a convenient location, the property is within close proximity to a range of local amenities, excellent transport links, and great schools, making it an ideal purchase for a family or first-time buyers alike. To the ground floor, the property comprises a porch and entrance hallway, a fitted kitchen, and a spacious reception room that opens seamlessly into the dining area—perfect for entertaining. Completing the layout is a bright conservatory offering further versatile living space. To the first floor, you'll find three well-proportioned bedrooms, a three-piece family bathroom suite, and access to a boarded loft—providing excellent storage or potential for further development. Externally, the property boasts a block-paved driveway providing off-street parking for three vehicles to the front. To the rear, a wrap-around garden offers an electric vehicle charging point, a paved patio area and a well-maintained lawn—ideal for outdoor entertaining or family enjoyment.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Wrap Around Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Porch

6'3" x 3'11" (1.91m x 1.21m)

The porch has a UPVC double-glazed window to the front elevation, carpeted flooring, built-in shelving and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard and a radiator.

Kitchen

11'0" x 10'3" (3.36m x 3.14m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless sink with a drainer, space and plumbing for a washing machine, space for an American style fridge-freezer, carpeted flooring, a radiator, partially tiled walls, coving and a UPVC double-glazed window to the front elevation.

Living Room

15'2" x 14'11" (max) (4.63m x 4.56m (max))

The living room has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a radiator and a feature fireplace with a decorative surround.

Dining Room

14'4" x 9'1" (max) (4.38m x 2.79m (max))

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and sliding patio doors into the conservatory.

Conservatory

15'5" x 6'2" (4.71m x 1.90m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a polycarbonate roof and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

14'4" x 6'6" (4.38m x 1.99m)

The landing has a UPVC double-glazed window to the front and side elevations, carpeted flooring, a radiator, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14'11" x 10'5" (max) (4.56m x 3.18m (max))

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a radiator and a built-in wardrobe with over the head cupboards.

Bedroom Two

10'11" x 10'4" (3.33m x 3.16m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards, drawers and a desk.

Bedroom Three

9'5" x 7'11" (2.89m x 2.42m)

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

Bathroom

7'10" x 5'5" (2.40m x 1.67m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway for three vehicles accessed via double gates.

Rear

To the rear is a private wrap around garden with fence panelled boundaries, an electric vehicle charging point, a paved patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 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 A

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.

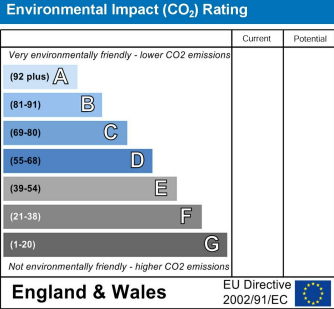
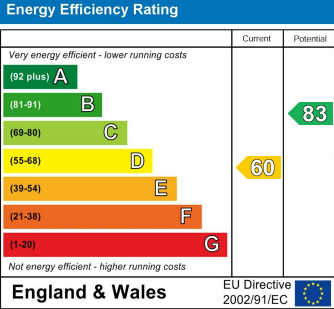
The vendor has advised the following:

Property Tenure is Freehold

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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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