

HoldenCopley

PREPARE TO BE MOVED

Western Boulevard, Aspley, Nottinghamshire NG8 5GN

Guide Price £400,000 - £425,000

Western Boulevard, Aspley, Nottinghamshire NG8 5GN



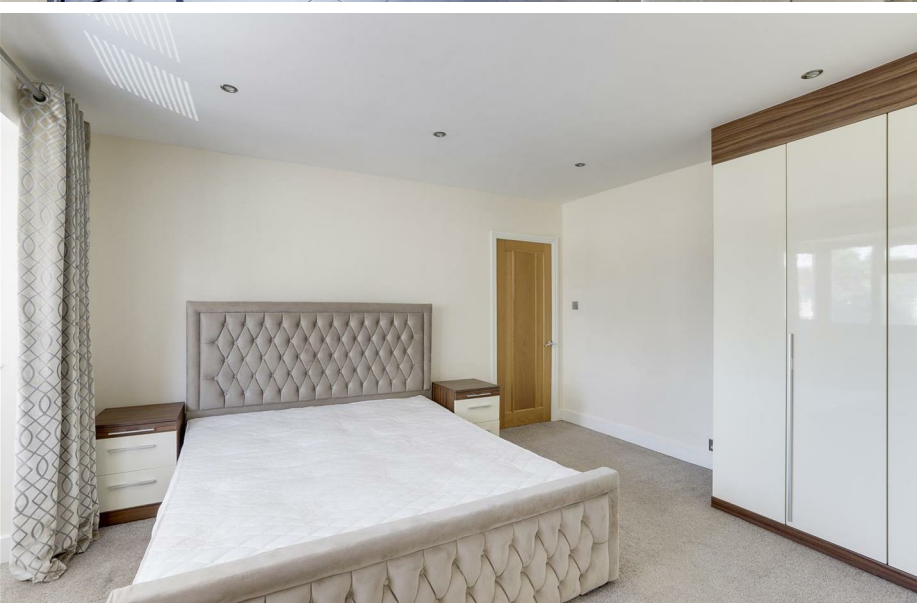
GUIDE PRICE £400,000 - £425,000

NO UPWARD CHAIN...

This beautifully presented four-bedroom detached home offers generous accommodation throughout and is finished to an exceptional standard, making it ideal for a growing family. Situated in a popular and convenient location, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links. To the ground floor, the property comprises an entrance porch leading into a welcoming hallway, a spacious living room with a feature bay window and stylish media wall, and a stunning open-plan kitchen diner. The kitchen is fitted with modern units, a breakfast bar, and double French doors opening out to the rear garden, perfect for entertaining. There is also a utility room, a downstairs W/C, and access into the garage from the kitchen. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe and access to a private shower room. The accommodation is completed with a contemporary four-piece family bathroom. Outside, the property boasts a driveway providing off-street parking for up to four vehicles, as well as security and courtesy lighting to the front. To the rear is a private and enclosed garden, featuring a decked seating area, a Porcelain tiled patio, a well-maintained lawn, and a fence-panelled boundary for privacy. The garden also includes an outhouse and a versatile garden room, currently set up as a bar, offering excellent additional living or entertaining space.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Open Plan Kitchen Diner
- Utility & Downstairs WC
- Four Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Enclosed Rear Garden
- Garage & Driveway
- Must Be Viewed





GROUND FLOOR

Porch

7’5" × 2’7" (2.27m × 0.80m)
The porch has carpeted flooring, a radiator, and double French doors opening to the front garden.

Entrance Hall

17’5" × 9’0" (max) (5.32m × 2.75m (max))
The entrance hall has wood flooring, carpeted stairs, UPVC double glazed windows with stained glass window to the front and side elevation, a radiator, and a door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window, a low level flush W/C, a counter-top wash basin with a tiled splashback, a wall-mounted heater, and tiled flooring.

Living Room

15’8" × 12’2" (max) (4.79m × 3.72m (max))
The living room has a UPVC double glazed bay window to the front elevation, a media wall with a feature fireplace and TV point, coving to the ceiling, and carpeted flooring.

Dining Area

12’10" × 10’7" (3.93m × 3.23m)
The dining area has tiled flooring, a TV point, space for a dining table, recessed spotlights, double French doors opening out to the rear garden, access into the utility room, and open access into the kitchen.

Kitchen

17’10" × 9’1" (max) (5.45m × 2.78m (max))
The kitchen has a range of fitted base and wall units with Granite worktops and a breakfast bar, an under-mounted sink and half with a mixer tap and integrated drainer grooves, a range cooker with an extractor hood, an American fridge freezer, space and plumbing for a dishwasher, recessed spotlights, tiled flooring, three Velux windows, and a UPVC double glazed window to the rear elevation.

Utility Room

11’10" × 7’8" (3.62m × 2.35m)
The utility room has a range of fitted base and wall units with worktops, a stainless steel circular sink with a mixer tap, space and plumbing for a washing machine, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, a UPVC door opening to the rear garden, and access into the garage.

Garage

13’6" × 7’8" (max) (4.14m × 2.35m (max))
The garage has recessed spotlights, electrics, ample storage, and double doors opening out to the driveway.

FIRST FLOOR

Landing

20’5" × 10’7" (max) (6.23m × 3.23m (max))
The landing has a UPVC double glazed obscure window with stained glass inserts, carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

16’0" × 12’2" (max) (4.90m × 3.72m (max))
The first bedroom has a UPVC double glazed bay window to the front elevation, a column radiator, fitted wardrobes, recessed spotlights, carpeted flooring, and access into the walk-in closet.

Walk-In-Closet

7’6" × 6’11" (max) (2.31m × 2.12m (max))
The walk-in closet has a UPVC double glazed window to the front elevation, a range of fitted wardrobes, a dressing table, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7’8" × 5’7" (2.34m × 1.72m)
The en-suite has a UPVC double glazed obscure window to the side elevation, a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a shaver socket, partially tiled walls, and tiled flooring.

Bedroom Two

12’6" × 7’8" (3.83m × 2.34m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Three

10’9" × 9’4" (3.28m × 2.84m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Four

9’3" × 7’6" (2.82m × 2.31m)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bathroom

9’1" × 8’10" (max) (2.79m × 2.71m (max))
The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is security and courtesy lighting, driveway for approximately four vehicles, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a decked patio area, a Porcelain tiled patio, a lawn, a fence panelled boundary, access into the outhouse, and access into the versatile garden room.

Outhouse

4’11" × 3’3" (1.52m × 1.00m)
The outhouse has lighting, electrics, ample storage space, a UPVC door opening to the rear garden.

W/C

33’1" × 2’7" (max) (10.1m × 0.79m (max))
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, floor-to-ceiling tiling.

Bar

21’1" × 12’10" (6.45m × 3.92m)
The bar has wood flooring, a wall-mounted aircon/heater, a purpose built bar, wood panelled walls and ceiling, four windows, a door opening to the rear garden, and a door opening into the spacious storage room.

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 1000Mbps and Upload Speed 1000Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
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

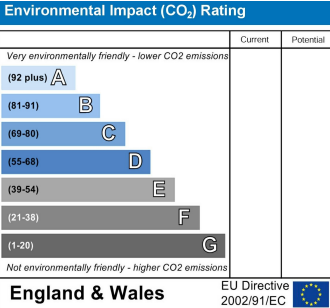
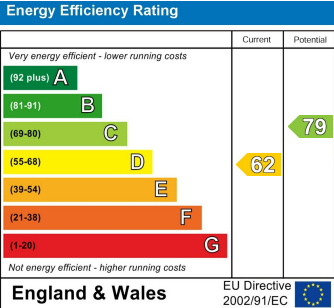
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.





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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk