

HoldenCopley

PREPARE TO BE MOVED

Regina Drive, Aspley, Nottinghamshire NG8 3NP

Asking Price £395,000 - £400,000

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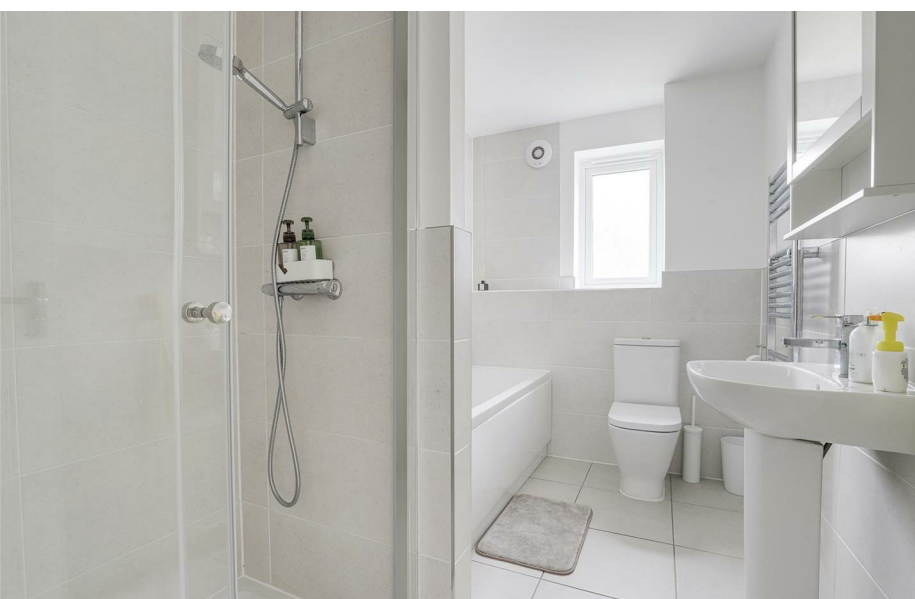


THE PERFECT FAMILY HOME...

This well-presented four-bedroom detached house offers spacious and adaptable accommodation, perfectly suited for a growing family. Located in a convenient and sought-after area, the property benefits from close proximity to a variety of local amenities, excellent transport links, and is within the catchment area of highly regarded schools and benefitting from solar panels. On the ground floor, you are welcomed by a bright entrance hall leading to a comfortable living room, ideal for relaxing or entertaining. The spacious kitchen diner is a real highlight, providing plenty of room for family meals and gatherings, with direct access to the rear garden which makes indoor-outdoor living effortless. A practical W/C completes the ground floor accommodation. Upstairs, there are four good-sized bedrooms, two of which come with fitted wardrobes offering useful storage space. The master bedroom enjoys the added benefit of an en-suite shower room, providing a private retreat. The first floor is also home to a modern four-piece bathroom suite, thoughtfully designed to meet the needs of the whole family. Externally, the front of the property is neatly presented with courtesy lighting, a paved area enhanced by various planted shrubs and bushes, and a driveway leading to the garage. The rear garden is fully enclosed and features courtesy lighting and an outside tap for convenience. A patio seating area sits beneath a charming pergola, perfect for outdoor dining or relaxing. Steps lead up to a raised lawn bordered with bark chippings, creating a low-maintenance but attractive garden space. Additional features include a pond, a garden summer house, secure fencing around the boundary, and gated access.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'2" x 7'7" (4.93m x 2.33m)

The entrance hall has tiled floor, carpeted stairs, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

5'4" x 3'2" (1.65m x 0.99m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Living Room

17'6" x 9'10" (5.35m x 3.01m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted floor.

Kitchen Diner

17'9" x 12'11" (5.42m x 3.95m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a drainer and mixer taps, an integrated double oven, gas ring hob and extractor fan, an integrated fridge, space for a fridge freezer, space for a dining table, a radiator, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation, and UPVC door opening to the rear garden.

FIRST FLOOR

Landing

11'7" x 6'9" (3.54m x 2.06m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'11" x 11'1" (3.95m x 3.39m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, an in-built cupboard, carpeted flooring, and access into the en-suite.

En-Suite

8'0" x 6'3" (2.44m x 1.92m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall - mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

16'0" x 8'1" (4.90m x 2.48m)

The second bedroom has UPVC double glazed dual aspect windows, two radiators, a fitted wardrobe, access into the loft, and carpeted flooring.

Bedroom Three

10'7" x 9'10" (3.25m x 3.02m)

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

Bedroom Four

8'9" x 6'5" (2.68m x 1.98m)

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

Bathroom

10'7" x 6'11" (3.25m x 1.87m)

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 with a central mixer tap and handheld shower fixture.

OUTSIDE

Front

To the front of the property is courtesy lighting, a paved area with various planted shrubs and bushes, and a driveway to the garage.

Garage

16'4".6'6" x 8'3" (5.02m x 2.54m)

The garage has a door to the rear garden, a wall-mounted boiler, lighting, electrics, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, an outside tap, a patio seating area with a Pergola, steps to a raised lawn with a barked chipping border, a pond, a shed, a fence panelled boundary, and gated access.

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 100Mbps

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:

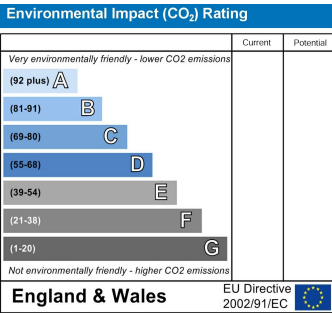
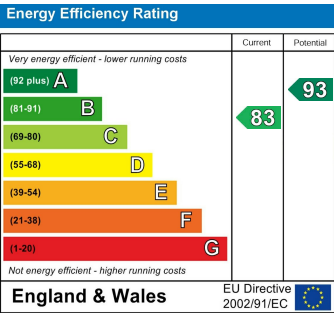
Property Tenure is Freehold

Service charge £76.44 per year

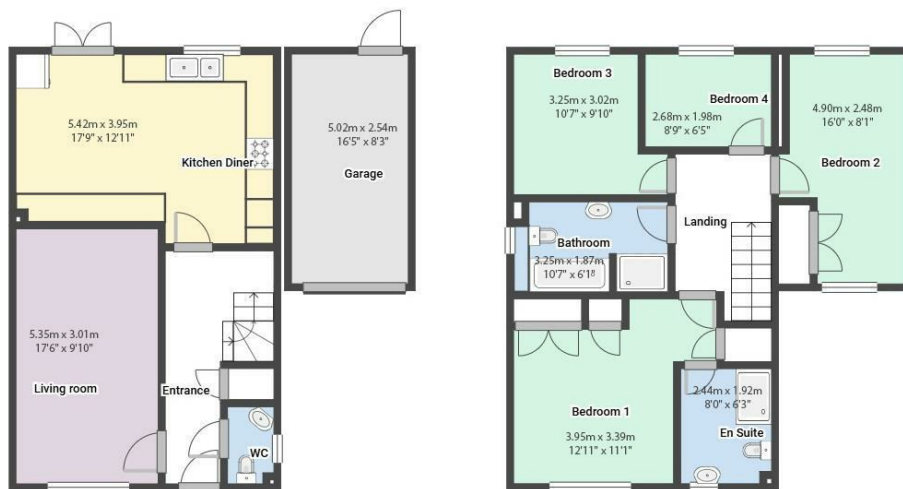
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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