

HoldenCopley

PREPARE TO BE MOVED

Hopkinson Court, Bestwood Village, Nottinghamshire NG6 8YY

Guide Price £220,000 - £230,000

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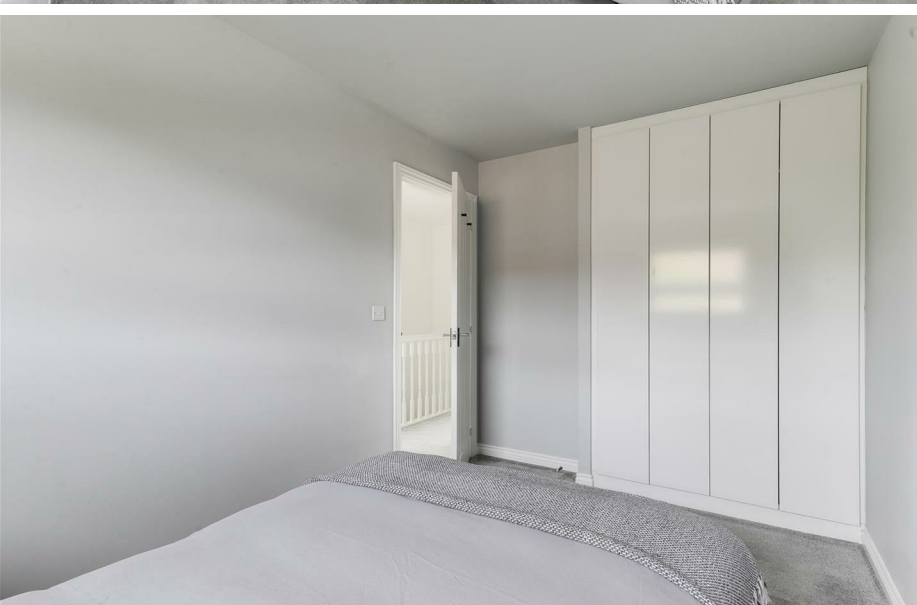
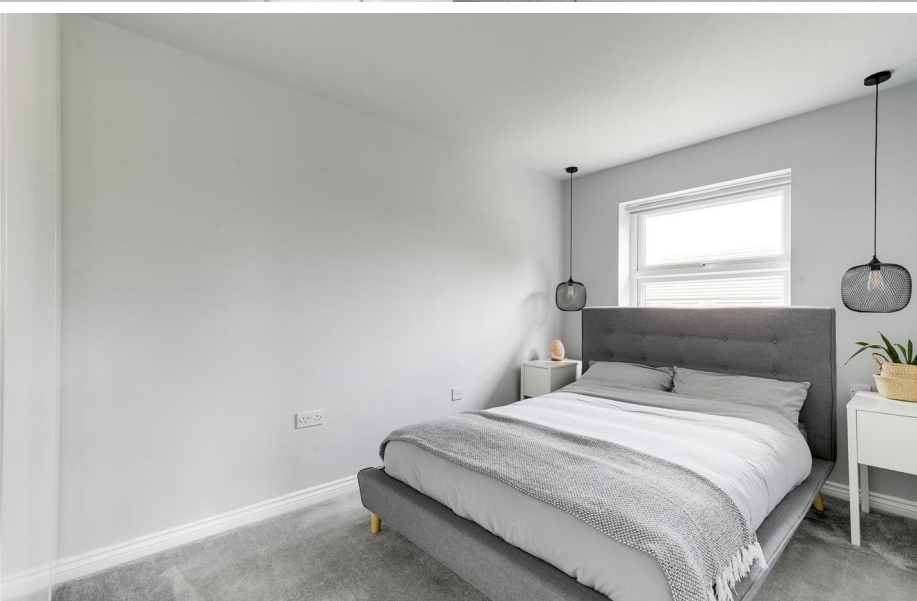


NO UPWARD CHAIN...

This modern three-bedroom end-terrace home is ideal for first-time buyers and is offered to the market with no upward chain. Situated in the popular area of Bestwood Village, the property is within easy reach of local shops, eateries, and excellent transport links into Nottingham City Centre. It's also just a short walk from the beautiful surroundings of Bestwood Country Park, making it a great spot for those who enjoy outdoor space. Inside, the ground floor begins with an entrance hall that leads to a well-equipped, modern kitchen, perfect for everyday cooking. At the rear of the property is a spacious reception room offering plenty of space for both living and dining, with double French doors that open directly onto the garden. There's also a handy ground floor W/C. Upstairs, there are two double bedrooms and a third single bedroom. A stylish family bathroom completes the first floor, featuring contemporary fixtures and fittings. Outside, the property benefits from two allocated parking spaces and a front garden with a lawn and planted borders. To the rear is a private, enclosed garden with a patio seating area, a lawn, and mature shrubs, a lovely space to relax or entertain.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Two Allocated Parking Spaces
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*6" x 3*6" (3.22 x 1.08)

The entrance hall has wood-effect tiled flooring, carpeted stairs, a vertical radiator and a single composite door providing access into the accommodation.

Kitchen

10*4" x 7*2" (3.17 x 2.19)

The kitchen has a range of fitted base and wall units with worktops, an undermount ceramic sink with a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher and fridge freezer, space and plumbing for a washing machine, partially tiled walls, a radiator, wood-effect tiled flooring and a UPVC double-glazed window to the front elevation.

Living Room

15*6" x 14*6" (4.74 x 4.44)

The living room has carpeted flooring, two radiators, an in-built cupboard, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

5*5" x 3*2" (1.67 x 0.98)

This space has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, a heated towel rail, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

10*9" x 3*2" (3.30 x 0.98)

The landing has carpeted flooring, an in-built cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11*11" x 7*9" (3.65 x 2.37)

The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9*4" x 7*9" (2.87 x 2.37)

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

Bedroom Three

7*3" x 6*6" (2.21 x 1.99)

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

Bathroom

6*1" x 5*5" (1.86 x 1.66)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, a wall mirror, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is two spaces providing off-road parking, gated access to the rear garden, a garden area with a lawn, plants and hedge borders.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a range of shrubs and trees, a garden shed and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download

- speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
- 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

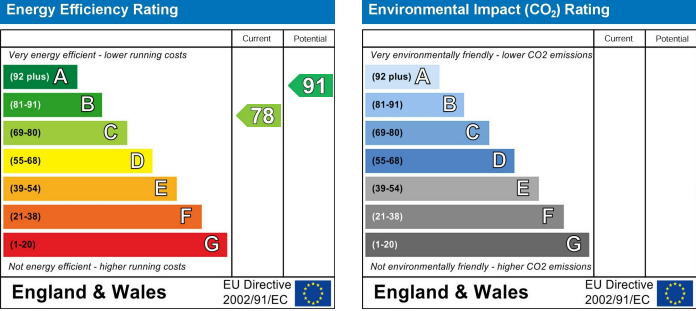
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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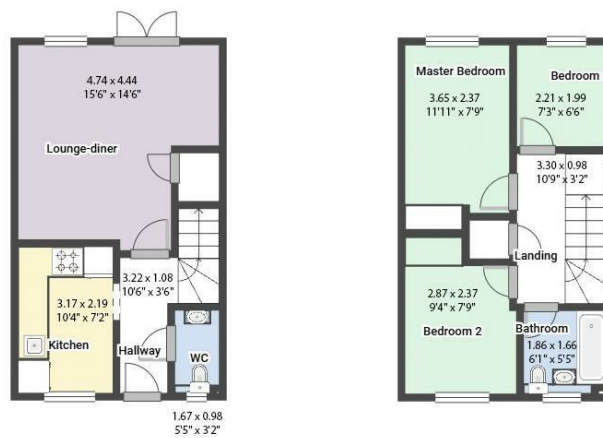
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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