

HoldenCopley

PREPARE TO BE MOVED

Grace Drive, Nottingham, Nottinghamshire NG8 5AG

Offers In The Region Of

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SPACIOUS AND WELL-PRESENTED FAMILY HOME...

This four-bedroom detached house is well-presented and offers spacious accommodation throughout, making it an ideal purchase for any growing family. Situated in a popular and well-connected residential area, the property is within easy reach of local shops, schools, amenities and boasts excellent transport links. The ground floor comprises a welcoming porch and entrance hall, a handy downstairs W/C, and a bright living room with sliding patio doors that open out to the rear garden—perfect for enjoying the warmer months. The heart of the home is the open-plan kitchen diner, offering plenty of space for both cooking and dining, complete with French doors leading out to the garden, creating a great flow for everyday living and entertaining. You'll also find a separate study, ideal for working from home, a utility room, and a storage room for added convenience. Upstairs, the first floor hosts four double bedrooms, with the master bedroom benefiting from its own en-suite, while a modern three-piece family bathroom serves the remaining rooms. To the front of the property is a driveway providing off-street parking and gated access leading to the spacious rear garden, which features a patio area and a well-maintained lawn with fence-panelled boundaries—perfect for families and outdoor gatherings. This home offers a fantastic balance of space, practicality and location, and is ready to move straight into.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Spacious Living Room
- Open Plan Fitted Kitchen Diner
- Utility & Storage Room
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway
- Spacious Rear Garden
- Excellent Transport Links





GROUND FLOOR

Porch

5'6" x 2'9" (1.69 x 0.85)
The porch has carpeted flooring, a singular recessed spotlight, UPVC double-glazed windows to the side and front elevation, and a single composite door providing access into the accommodation.

Entrance Hall

15'1" x 6'0" (4.62 x 1.83)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, double-glazed obscure windows, and a single wooden door with glass inserts leading from the porch.

W/C

4'8" x 2'5" (1.43 x 0.75)
This space has a low level dual flush W/C, a wall-hung corner wash basin, a chrome heated towel rail, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Living Room

15'5" x 15'2" (4.70 x 4.64)
The living room has wood flooring, a radiator, and sliding patio doors opening out to the rear garden.

Kitchen

23'0" x 8'4" (7.02 x 2.56)
The kitchen has a range of fitted shaker-style base and wall units with worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a tiled splashback, space for an American fridge freezer, space for a dining table, a radiator, wood-effect flooring, recessed spotlights, and double French doors opening out on to the rear garden.

Study

10'7" x 8'3" (3.24 x 2.54)
The study has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Storage Room

7'7" x 6'1" (2.32 x 1.86)
The storage room has carpeted flooring and a UPVC door opening out on to the rear garden.

Utility Room

9'7" x 7'7" (2.93 x 2.32)
The utility room has wood flooring, a fitted base units with worktops, space for a dryer, space and plumbing for a washing machine, a radiator, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

10'6" x 2'9" (3.22 x 0.84)
The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'9" x 10'8" (3.59 x 3.26)
The main bedroom has carpeted flooring, a radiator, fitted wardrobes, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-suite

5'11" x 5'0" (1.81 x 1.54)
The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a mains fed shower and handheld shower head, an electric shaving point, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'8" x 10'5" (3.27 x 3.20)
The second bedroom has carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'7" x 8'1" (2.62 x 2.48)
The third bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Four

11'4" x 6'11" (3.47 x 2.12)
The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

8'2" x 6'0" (2.50 x 1.85)
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, an extractor fan, recessed spotlights, tiled flooring, partially tiled walls, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, a grass lawn, a mature tree, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn, mature trees, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal - Good 4G
- 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
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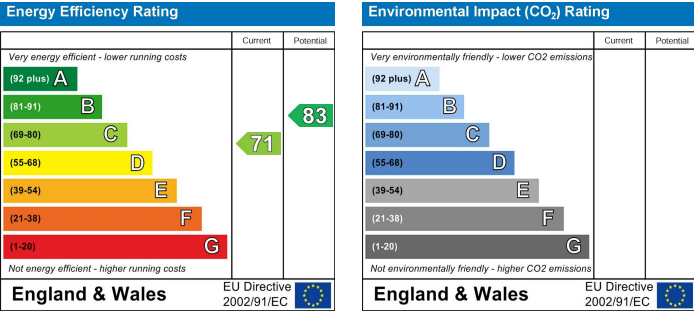
DISCLAIMER

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
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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 licence 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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