

HoldenCopley

PREPARE TO BE MOVED

Kingsbury Drive, Aspley, Nottinghamshire NG8 3EP

Guide Price £300,000

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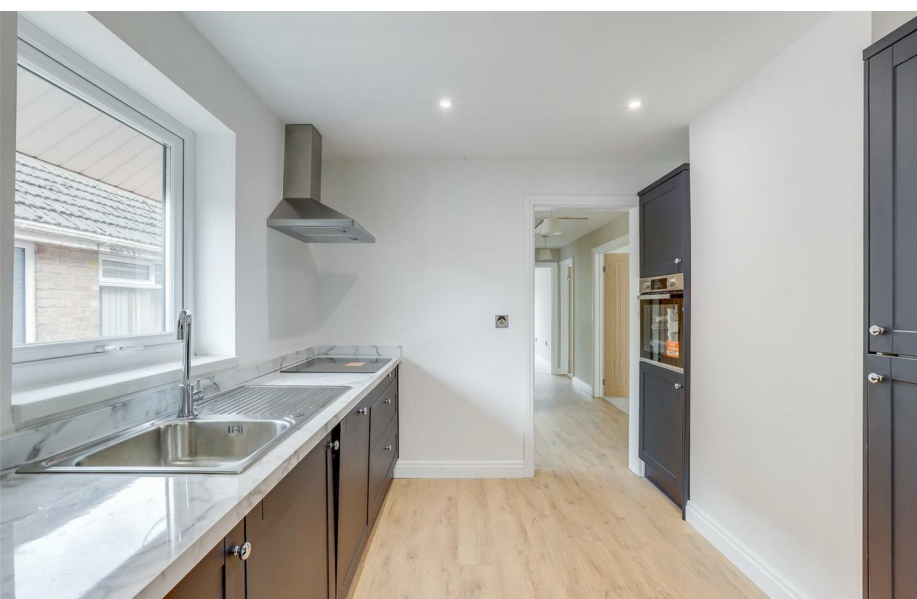
GUIDE PRICE: £300,000 - £325,000

BEAUTIFULLY RENOVATED DETACHED BUNGALOW...

This beautifully renovated detached bungalow is a credit to the current owners, offering a stylish and high-quality finish throughout and ready for any buyer to move straight in. Situated in a well-connected location just moments from excellent transport links, great schools, and a range of local amenities, this property is perfectly placed for convenience and comfort. Internally, the accommodation comprises an entrance hall, a modern shaker-style kitchen complete with integrated appliances, and a spacious reception room with sliding doors that open out to the rear garden – perfect for indoor-outdoor living. There are two generously-sized double bedrooms, a contemporary three-piece bathroom suite, a practical rear porch, and access to the loft, offering potential for additional storage or further development. Externally, the property boasts kerb appeal with a block-paved driveway providing off-road parking for four vehicles, leading to a detached garage. To the rear, you'll find a private and enclosed garden featuring a paved patio area, a neatly maintained lawn, and two versatile outbuildings, ideal for use as storage. Perfectly combining modern finishes with everyday practicality, this home is ready for immediate enjoyment.

NO UPWARD CHAIN





- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Beautifully Renovated Throughout
- Well-Connected Location
- No Upward Chain





ACCOMMODATION

Entrance Hall

14'7" x 8'9" (max) (4.46m x 2.69m (max))

The entrance hall has wood-effect flooring, a radiator, a built-in cupboard, access into the loft and a single UPVC door providing access into the accommodation.

Kitchen

11'2" x 9'8" (max) (3.41m x 2.97m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, microwave, dishwasher and hob with an extractor hood, a stainless steel sink with a drainer, wood-effect flooring, recessed spotlights, a UPVC double-glazed window and a single UPVC door providing access into the rear porch.

Living/Dining Room

22'9" x 10'5" (6.94m x 3.18m)

The living/dining room has UPVC double-glazed obscure windows to the side elevation, carpeted flooring, a radiator and UPVC sliding patio doors providing access out to the garden.

Master Bedroom

13'10" x 10'5" (4.24m x 3.19m)

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

Bedroom Two

10'3" x 9'10" (3.14m x 3.00m)

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

Bathroom

6'11" x 5'4" (2.13m x 1.65m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Rear Porch

10'2" x 4'0" (3.12m x 1.24m)

The rear porch has UPVC double-glazed windows to the rear and side elevations, wood-effect flooring, a polycarbonate roof and two UPVC single doors, one providing side access and the other providing access out to the garden.

OUTSIDE

Front

To the front is a block paved driveway leading to a detached garage.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, mature trees, two outbuildings and fence panelled boundaries.

Garage

15'11" x 8'3" (4.86m x 2.54m)

The garage has a single door and an up and over garage door.

Outhouse One

6'1" x 3'4" (1.87m x 1.04m)

Outhouse Two

6'9" x 3'4" (2.08m x 1.04m)

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 1000 Mbps and Upload Speed 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

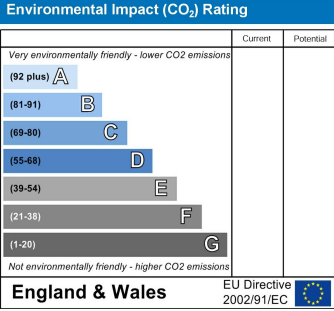
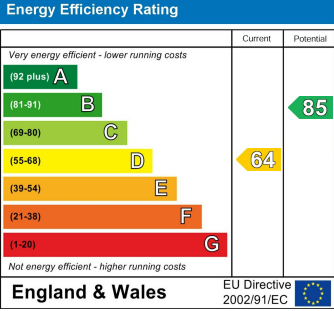
The vendor has advised the following:

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 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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