

HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Beechdale, Nottinghamshire NG8 3QF

Asking Price £395,000

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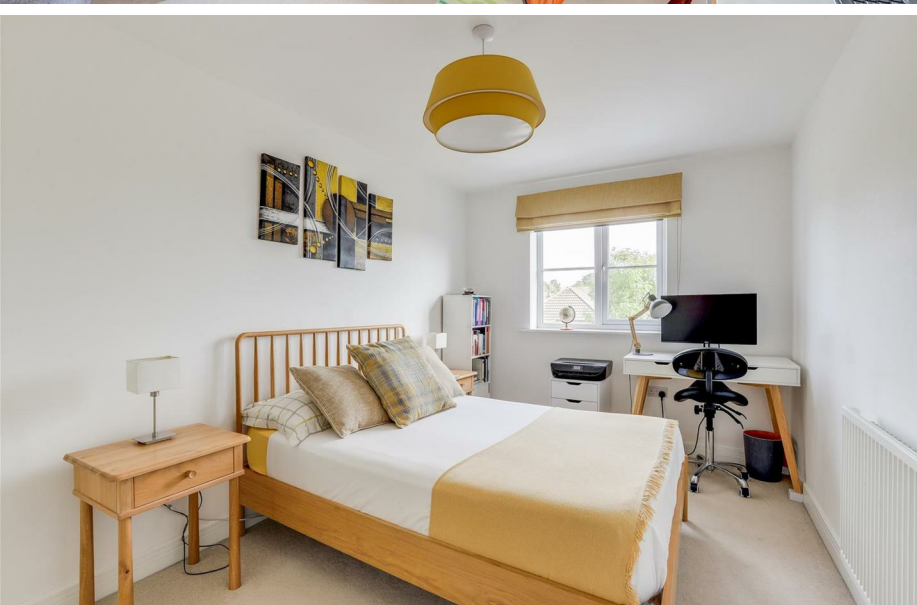
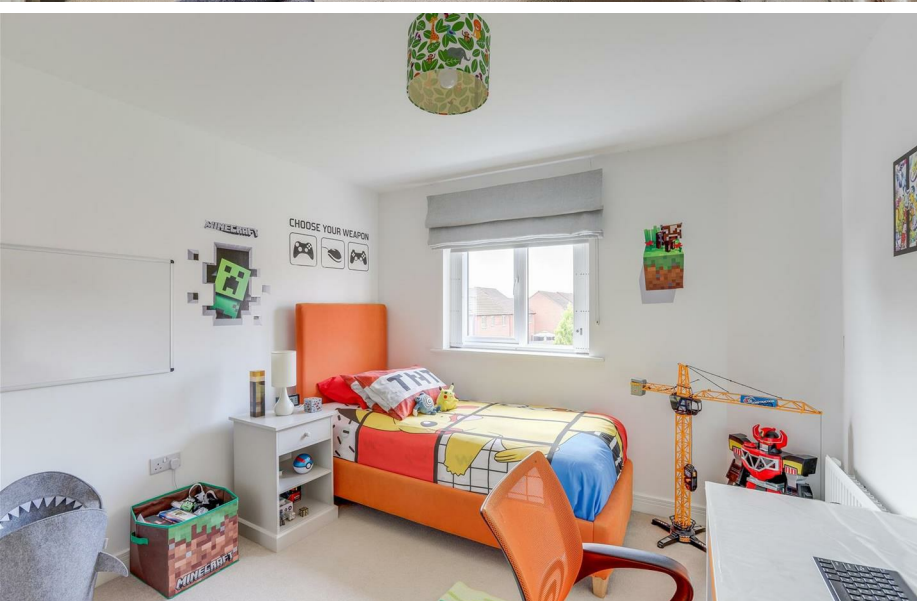
GUIDE PRICE £375,000 - £400,000

IMMACULATELY PRESENTED DETACHED FAMILY HOME...

This four-bedroom detached house is the perfect choice for any family buyer looking for a property that's ready to move straight into. Immaculately presented throughout, this home offers a wealth of space across both floors and boasts modern and stylish interiors. Situated in a well-connected location, the property is within easy reach of a range of local amenities including shops, excellent transport links, great schools, and Wollaton Hall and Deer Park – perfect for weekend walks and family days out. To the ground floor, you're welcomed by an entrance hall, a spacious reception room, and a modern fitted kitchen-diner with air conditioning and double French doors that open out onto the rear garden – ideal for indoor-outdoor living. Further benefiting this floor is a separate utility room, a W/C, and a garage. The first floor offers four well-proportioned bedrooms, all featuring built-in wardrobes, with the master bedroom benefiting from an en-suite. A four-piece family bathroom suite and loft access complete the upper level. Outside, the property enjoys a double driveway to the front providing off-street parking, and to the rear, a private south-facing garden with a well-maintained lawn – perfect for entertaining and enjoying the sunshine. This stunning home ticks all the boxes for modern family living and is ready for you to move straight in and make it your own.

MUST BE VIEWED





- Detached House
- Four Bedroom
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private South-Facing Garden
- Well-Connected Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double-glazed obscure window to the front elevation, wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

16’6" x 10’2" (5.04m x 3.12m)

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

Kitchen-Diner

19’10" x 11’5" (max) (6.05m x 3.48m (max))

The kitchen-diner has a range of fitted gloss handleless base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, wood-effect flooring, space for a dining table, a radiator, a wall-mounted air conditioning unit, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

5’6" x 5’1" (1.70m x 1.55m)

The utility room has fitted gloss handleless base and wall units with a worktop, a stainless steel sink with a drainer, wood-effect flooring, a radiator, recessed spotlights, an extractor fan and a single composite door providing access out to the garden.

W/C

5’6" x 4’1" (1.70m x 1.25m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator and an extractor fan.

Garage

17’5" x 7’10" (5.32m x 2.41m)

The garage has lighting, power points and an up and over garage door.

FIRST FLOOR

Landing

12’1" x 10’0" (max) (3.70m x 3.05m (max))

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

14’10" x 10’3" (max) (4.54m x 3.13m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in floor to ceiling double mirrored wardrobe and access into the en-suite.

En-Suite

6’9" x 6’4" (2.08m x 1.94m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13’2" x 9’11" (max) (4.03m x 3.03m (max))

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

Bedroom Three

14’8" x 8’7" (max) (4.48m x 2.63m (max))

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

Bedroom Four

10’2" x 8’6" (3.12m x 2.60m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in floor to ceiling wardrobe.

Bathroom

8’4" x 6’9" (2.55m x 2.08m)

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

OUTSIDE

Front

To the front is a garden with a lawn, a double driveway and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a lawn, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available = 1000 Mbps - download / 100 Mbps - upload
- Phone Signal – Mostly good coverage for 4G / 5G
- 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+
- Area - Very low risk of flooding
- 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.

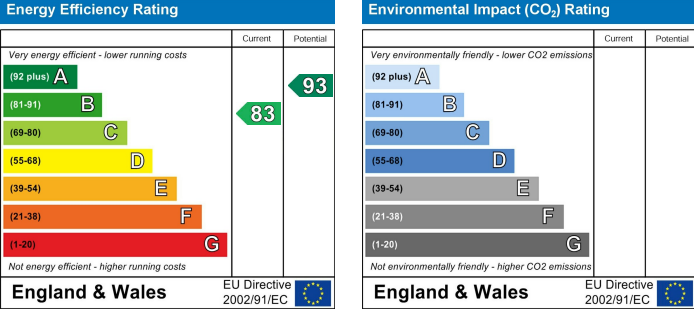
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £76.44

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

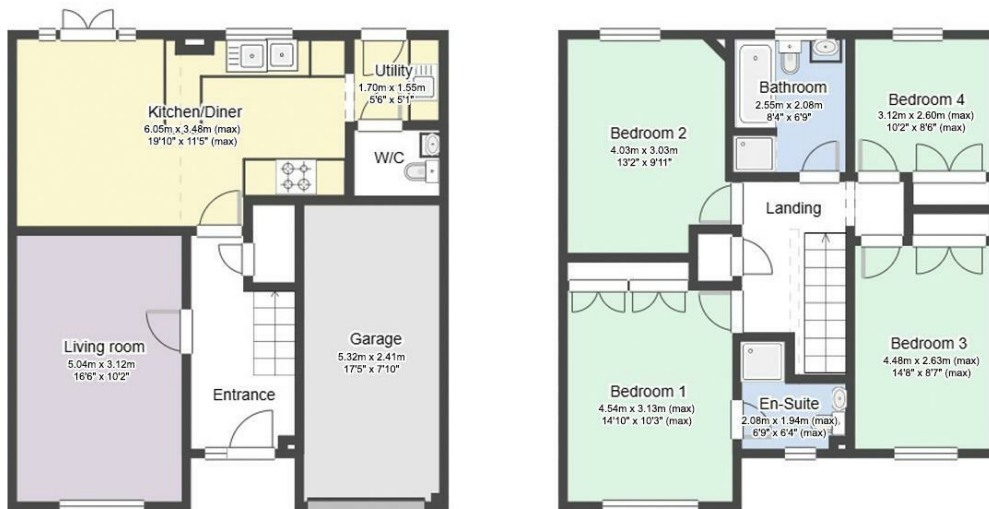
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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