

HoldenCopley

PREPARE TO BE MOVED

Eltham Drive, Broxtowe, Nottinghamshire NG8 6BP

Offers In Excess Of £195,000

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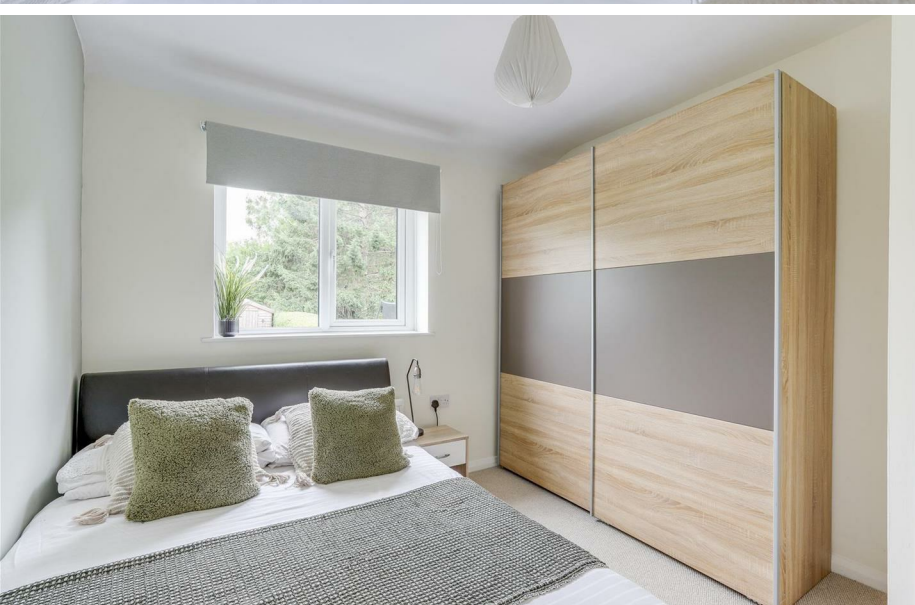


BEAUTIFULLY RENOVATED HOME WITH STYLISH INTERIORS AND LANDSCAPED GARDEN...

This three-bedroom semi-detached house has been fully renovated throughout to a high standard, creating a modern home that's ready to move straight into. The interior has been beautifully finished, offering stylish and well-presented living spaces, while recent upgrades include new front and rear doors, along with new windows to the front and side. The property is also fitted with a newly installed boiler, ensuring efficiency and comfort. It is perfectly positioned close to a range of local amenities, including shops, schools, and excellent commuting links. To the ground floor, an entrance hall leads to a welcoming reception room complete with a cosy log burner, followed by a modern kitchen diner that provides the ideal space for both everyday cooking and family meals, with direct access to the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a stylish bathroom finished with contemporary fixtures and fittings. Outside, the front of the property boasts a driveway providing off-road parking for multiple vehicles, while the rear enjoys a landscaped garden with a patio seating area, steps leading up to a lawn, and a further patio set beneath a pergola – creating a perfect spot for outdoor entertaining and relaxation.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room With Feature Log Burner
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- Landscaped Rear Garden
- Fully Renovated Throughout
- Beautifully Presented Throughout
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

5’0" x 2’9" (1.54m x 0.84m)

The entrance hall has laminate wood-effect flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Living Room

14’8" x 11’0" (max) (4.48m x 3.36m (max))

The living room has laminate wood-effect flooring, a radiator, recessed spotlight, a recessed chimney breast alcove with a feature log burner and a wooden mantel, fitted cupboards and shelving and a UPVC double-glazed window to the front elevation.

Kitchen Diner

17’10" x 8’5" (5.46m x 2.57m)

The kitchen diner has a range of fitted base and wall units with worktops, a undermount Belfast-style sink with a mixer tap, an integrated oven, hob, extractor fan and fridge, space and plumbing for a washing machine & dishwasher, partially tiled walls, a radiator, recessed spotlights, an in-built cupboard, laminate wood-effect flooring, three UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8’0" x 5’6" (max) (2.44m x 1.69m (max))

The landing carpeted flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11’1" x 9’8" (3.38m x 2.95m)

The main bedroom carpeted flooring, a radiator, partially panelled walls and a UPVC double-glazed to the front elevation.

Bedroom Two

9’11" x 9’8" (max) (3.04m x 2.97m (max))

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

Bedroom Three

8’0" x 6’10" (2.44m x 2.10m)

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

Bathroom

6’7" x 6’5" (2.01m x 1.98m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a wall-mounted LED bluetooth mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan, LVT flooring and a UPVC double-glazed window obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a range of plants and shrubs and hedge border boundaries.

Rear

To the rear is an enclosed landscaped garden with a concrete patios, steps leading up to a lawn, a pathway leading to a paved patio area with a pergola, a wooden shed and hedge border boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A
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

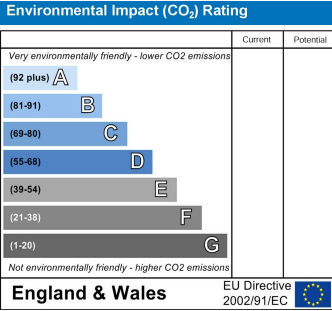
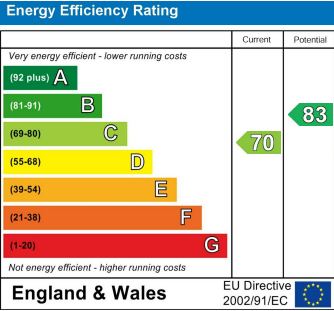
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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