

HoldenCopley

PREPARE TO BE MOVED

Fearnleigh Drive, Basford, Nottinghamshire NG6 0JH

Guide Price £400,000 - £425,000

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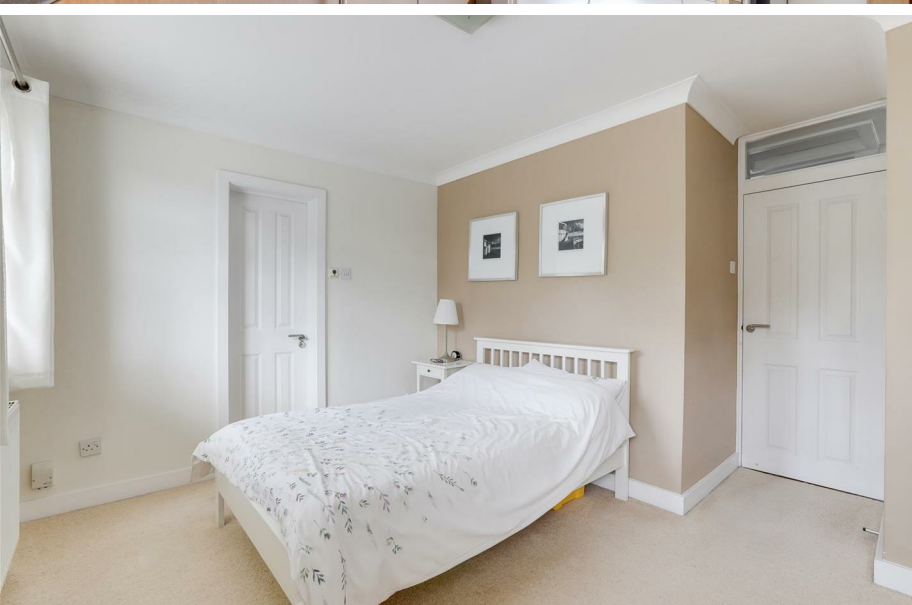
GUIDE PRICE £400,000 - £425,000

PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious accommodation both inside and out, making it the perfect purchase for any growing family. Situated in a popular and convenient location within easy reach of local schools, excellent transport links and a range of amenities, this property is ready to move straight into and enjoy. To the ground floor, the property comprises an inviting entrance hall, a generous living room with a feature fireplace and bay window, a large dining room with French doors opening out to the garden, and a modern kitchen/diner fitted with a range of integrated appliances, a central island and breakfast bar. Completing the ground floor is a useful utility room and W/C. The first floor carries four well-proportioned bedrooms serviced by a stylish four-piece family bathroom suite. The master bedroom further benefits from built-in wardrobes and a modern en-suite. Outside, to the front of the property is a block-paved driveway providing off-street parking along with access into the garage. To the rear is a private enclosed garden with a patio seating area and a well-maintained lawn, creating the ideal space for outdoor entertaining. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and convenient location, this is a home you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Living Room With Feature Fireplace
- Large Dining Room
- Modern Fitted Kitchen With Centre Island & Breakfast Bar
- Utility Room & W/C
- Four Piece Bathroom Suite & En-Suite
- Off-Street Parking & Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'0" x 4'7" (max) (1.54m x 1.42m (max))
The entrance hall has wooden flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and a single composite door leading into the accommodation.

Living Room

16'5" x 12'7" (max) (5.02m x 3.86m (max))
The living room has wooden flooring, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, a UPVC double-glazed rectangular bay window to the front elevation, and open access to the dining room.

Dining Room

22'9" x 14'3" (6.95m x 4.35m)
The dining room has wooden flooring, a radiator, recessed spotlights, two Velux windows, UPVC double-glazed windows to the side and rear elevation, and double French doors leading out to the rear garden.

Utility Room

4'9" x 4'7" (1.46m x 1.42m)
The utility room has fitted base and wall units with a rolled edge worktop, and tiled flooring.

W/C

5'5" x 4'8" (1.66m x 1.43m)
This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap and splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Kitchen/Diner

16'2" x 10'11" (4.94m x 3.34m)
The kitchen/diner has a range of fitted gloss handleless base and wall units with granite worktops, a centre island with a breakfast bar, an undermount stainless steel sink with a mixer tap and draining grooves, an integrated oven and gas hob with a stainless steel extractor fan, an integrated dishwasher, tiled flooring, partially waterproof splashback panelled walls, space and plumbing for an American-style fridge freezer, two vertical radiators, a built-in storage cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

11'3" x 9'6" (max) (3.44m x 2.90m (max))
The landing has carpeted flooring, a radiator, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'9" x 12'11" (max) (4.21m x 3.94m (max))
The main bedroom has carpeted flooring, a radiator, a built-in wardrobe, coving to the ceiling, two UPVC double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

6'0" x 5'0" (1.84m x 1.54m)
The en-suite has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

14'10" x 8'9" (4.54m x 2.68m)
The second bedroom has carpeted flooring, a radiator, recessed spotlights, and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

13'2" x 7'10" (4.03m x 2.41m)
The third bedroom has carpeted flooring, a radiator, recessed spotlights, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Four

8'11" x 6'8" (2.72m x 2.05m)
The fourth bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bathroom

11'10" x 6'2" (3.62m x 1.88m)
The bathroom has a concealed low level flush W/C, a wall mounted wash basin with a mixer tap, a double-ended panelled bath with a central tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, access to the garage, gated access to the rear, a planted border, and brick wall boundaries.

Garage

15'11" x 8'1" (4.87m x 2.48m)
The garage has an electric door, lighting, electricity, plumbing, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a block paved patio seating area, a lawn, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
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 C

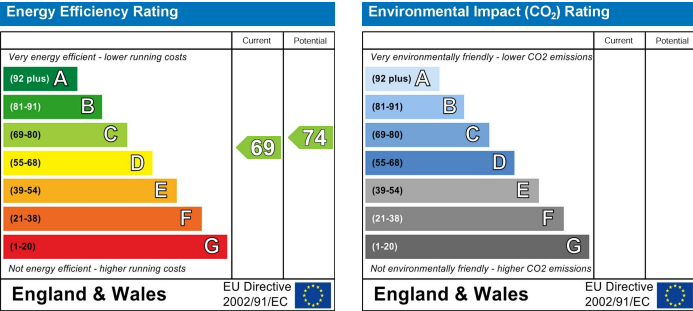
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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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