

HoldenCopley

PREPARE TO BE MOVED

Darwin Close, Top Valley, Nottinghamshire NG5 9LN

Guide Price £240,000 - £250,000

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FULLY RENOVATED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME – NO UPWARD CHAIN...

This renovated five-bedroom semi-detached house offers a modern and spacious family home, ready to move straight into and offered to the market with no upward chain. Ideally positioned close to a range of local amenities, including shops, schools, and excellent transport links. The ground floor features an inviting entrance hall leading to a bright and airy open-plan reception room with ample space for both relaxing and dining. With windows and doors at both aspects, the room is filled with natural light, creating a warm and welcoming atmosphere. There is also a versatile office space, a modern fitted kitchen designed to meet all your culinary needs, and a convenient ground-floor W/C. Upstairs, the property offers four generously sized bedrooms and a smaller box room, ideal as a child's bedroom, dressing room, or home office, along with a stylish three-piece family bathroom suite. Externally, the property benefits from a driveway providing plenty of off-road parking. To the rear is a low-maintenance paved garden, offering a perfect space for outdoor seating and relaxation.

MUST BE VIEWED!





- Semi-Detached House
- Five Bedrooms
- Open-Plan Spacious Reception Room
- Modern Kitchen
- Office & Ground Floor W/C
- Stylish Bathroom
- Driveway
- Fully Renovated Throughout
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

5'6" x 8'2" (1.68m x 2.49m)

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

Living Room

12'4" x 12'2" (3.76m x 3.71m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace, open-plan access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

15'3" x 15'6" (4.65m x 4.72m)

The dining room has laminate wood-effect flooring, ceiling coving, an in-built cupboard, full-height windows to the rear elevation and double French doors opening out to the rear garden.

Office

7'11" x 7'1" (2.41m x 2.16m)

The office has laminate wood-effect flooring and double French doors opening out to the rear garden.

Hall

3'3" x 2'5" (1.01m x 0.74m)

The hall has vinyl wood-effect flooring.

W/C

3'7" x 3'3" (1.10m x 1.01m)

This space has a low level dual flush W/C, a wash basin, vinyl wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Kitchen

14'4" x 6'4" (4.37m x 1.93m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, a gas hob, an extractor fan, a wall-mounted boiler, a radiator, vinyl wood-effect flooring and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

6'5" x 8'6" (1.97m x 2.61m)

Master Bedroom

8'10" x 14'4" (2.69m x 4.37m)

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

Bedroom Two

11'3" x 8'11" (3.43m x 2.72m)

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

Bedroom Three

6'4" x 13'8" (1.93m x 4.17m)

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

Bedroom Four

6'5" x 11'1" (1.96m x 3.38m)

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

Bedroom Five

8'10" x 6'4" (2.69m x 1.93m)

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

Bathroom

5'10" x 6'4" (1.78m x 1.93m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a heated towel rail, vinyl wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, gravelled sections and a small lawn.

Rear

To the rear of the property is an enclosed low-maintenance garden with paved patio areas, a gravelled sections, an artificial lawn and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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

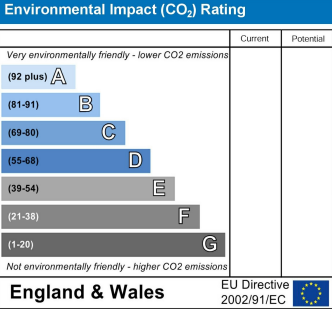
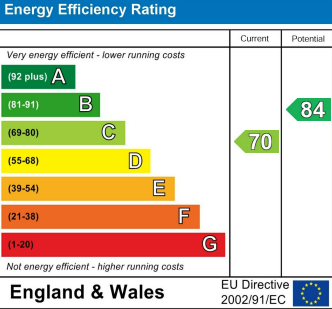
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

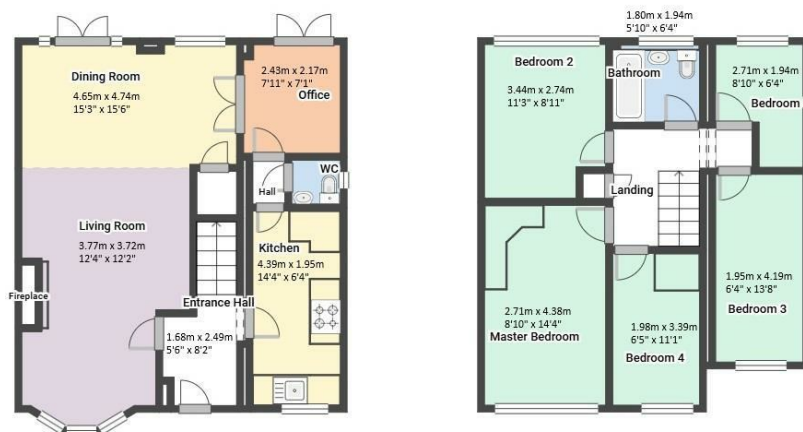
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
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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