

# HoldenCopley

PREPARE TO BE MOVED

Barn Close, Nottingham, Nottinghamshire NG6 7EA

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£375,000

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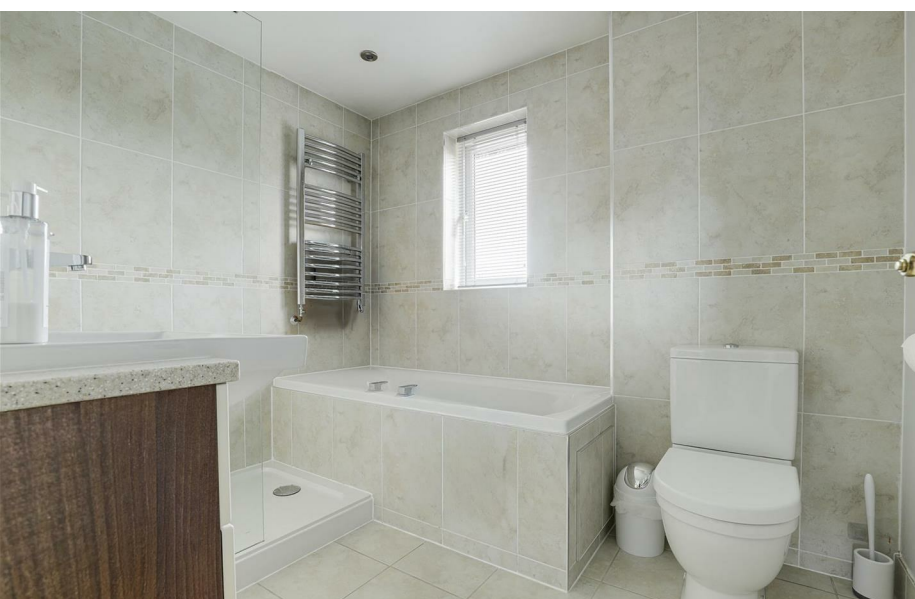


## WELL-PRESENTED THROUGHTOUT...

A beautifully presented, three-storey detached house situated on a peaceful no through road, offering excellent access to local shops, schools, and a range of amenities, along with superb transport links. The ground floor comprises an inviting entrance hall leading to a spacious living room, featuring a square bay window to the front. The modern fitted kitchen diner is a particular highlight, complete with a breakfast bar and bi-folding doors opening into a light and airy conservatory, which in turn provides access to the rear garden. A utility room completes the ground floor accommodation. On the first floor, there are three well-proportioned double bedrooms, with the master benefitting from an en-suite shower room. This floor is further complemented by a contemporary four-piece family bathroom. The second floor offers a further generous double bedroom, ideal for family or guest use. Externally, the property enjoys a gravelled and planted frontage with gated access to the rear. A block-paved driveway provides additional parking and access to the rear garden. The rear garden is fully enclosed and thoughtfully landscaped, featuring a decked patio area, lawn, gravelled seating area, shed, planted borders, fence panelled boundaries, and gated side access.

## MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Conservatory
- Four-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 6'2" (3.53m x 1.88m)

The entrance hall has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, tiled flooring, and a composite door providing access into the accommodation.

Living Room

12'9" x 19'4" (3.90m x 5.90m)

The living room has a UPVC double glazed square bay window to the front elevation, a TV point, two radiators, coving to the ceiling, a feature fire place, and Herringbone style flooring.

Utility Room

9'9" x 7'10" (2.99m x 2.41)

The utility room has fitted wall units with worktops, an in-built cupboard, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge, tiled flooring, and a UPVC double glazed window to the side elevation.

Kitchen/Dining Living

20'0" x 14'2" (6.10m x 4.34m)

The kitchen dining living has a range of fitted base and wall units with a Granite worktop and breakfast bar, an under-mounted sink with a swan neck Brita filter mixer tap and integrated drainer grooves, an integrated double oven, induction hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, and space for a dining table, recessed spotlights, wood and Herringbone style flooring, two UPVC double glazed windows to the side and rear elevation, a door opening to the side elevation, and bi-folding doors opening to the conservatory.

Conservatory

11'7" x 9'6" (3.54m x 2.90m)

The conservatory has Herringbone style flooring, a Velux window, recessed spotlights, a UPVC double glazed surround, a fully tiled insulated roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'2" x 8'11" (1.89m x 2.74m)

The landing has carpeted flooring, an in-built cupboard, a radiator, a singular recessed spotlight, and access to the first floor accommodation.

Bedroom One

10'5" x 13'1" (3.20m x 4.01m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, carpeted flooring, and access into the en-suite.

En-Suite

4'11" x 7'4" (1.51m x 2.24m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

11'3" x 8'7" (3.44m x 2.63m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Three

9'1" x 10'6" (2.77m x 3.22m)

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

Bathroom

6'11" x 8'6" (2.12m x 2.61m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a panelled bath with central taps, a counter-top wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring with underfloor heating.

SECOND FLOOR

Upper Landing

The upper landing has a Velux window, recessed spotlights, carpeted flooring, and access to the second floor accommodation.

Bedroom Four

14'0" x 15'5" (4.29m x 4.72m)

The fourth bedroom has two Velux windows, recessed spotlights, eaves storage, a TV point, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gravelled planted area, gated access to the rear garden, and a block paved driveway giving access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a decked patio area, a lawn, a gravelled seating area, a shed, planted borders, a fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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.

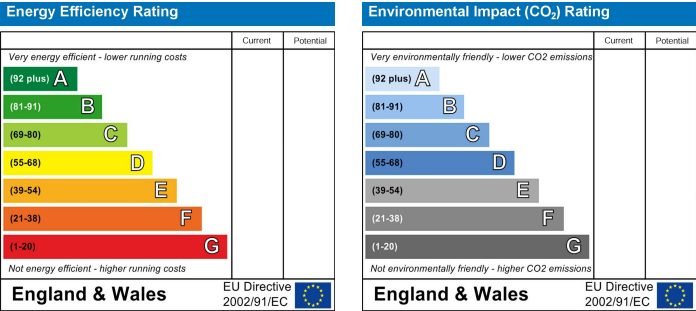
The vendor has advised the following:

Property Tenure is Freehold

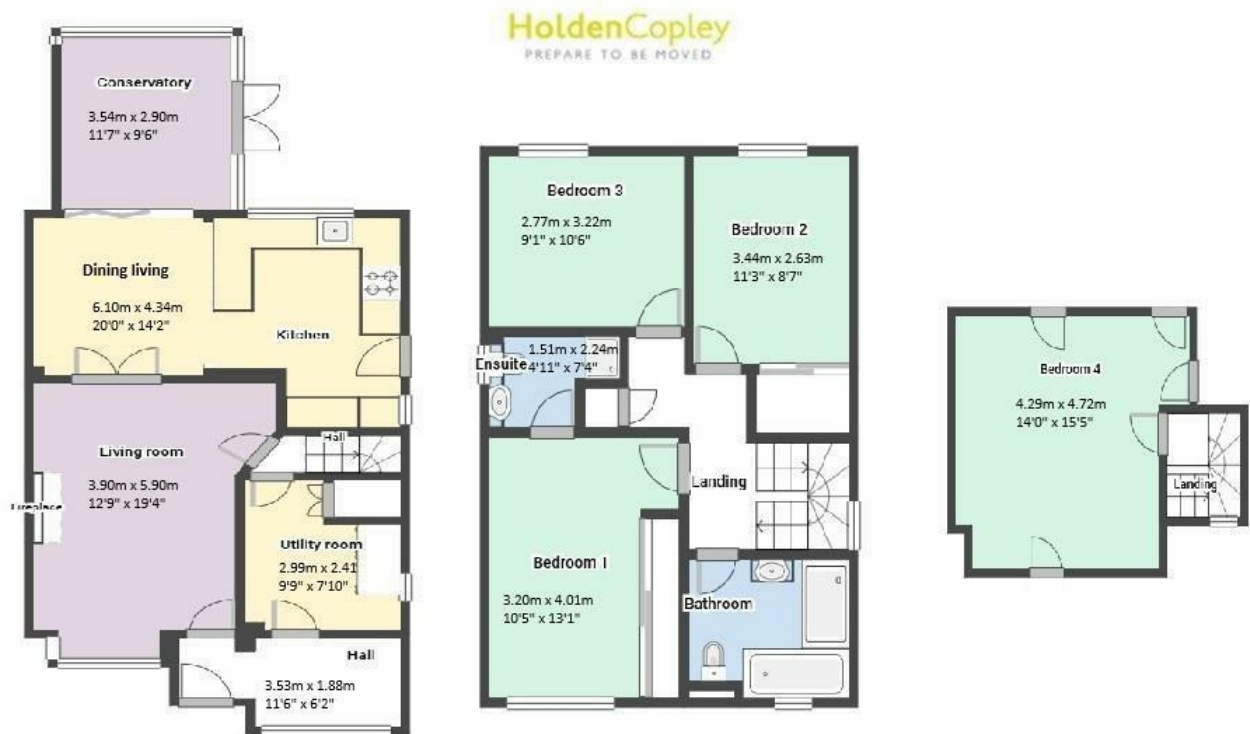
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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## Barn Close, Nottingham, Nottinghamshire NG6 7EA



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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