

# HoldenCopley

PREPARE TO BE MOVED

High Main Drive, Bestwood Village, Nottinghamshire NG6 8YU

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Offers Over £230,000

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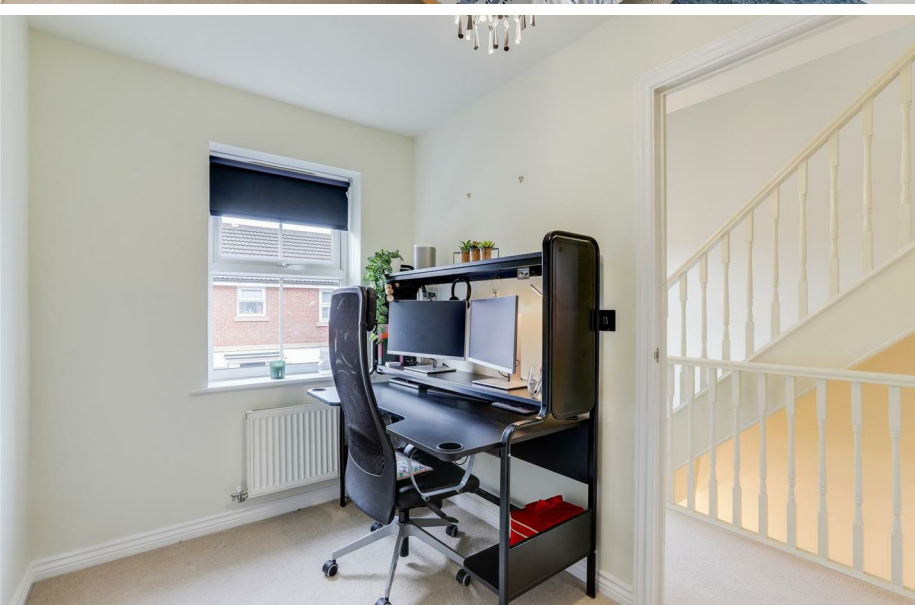


## THREE STOREY FAMILY HOME...

This well-presented three-storey end terrace house is located in a sought-after development in Bestwood Village, offering spacious and versatile accommodation throughout — perfect for any growing family. The property is well-presented and ready to move straight into, boasting modern décor and a thoughtful layout that blends comfort with convenience. Situated close to a range of local amenities, shops, schools, and transport links, as well as scenic countryside walks, this home truly offers the best of both worlds. To the ground floor, you are welcomed by an entrance hall leading to a modern kitchen fitted with a range of units and a breakfast bar, alongside a spacious living/dining room featuring French doors opening out to the rear garden — ideal for entertaining. Completing this floor is a convenient ground floor W/C. The first floor hosts two well-proportioned bedrooms, including one with built-in wardrobes, serviced by a contemporary family bathroom. The top floor is dedicated to the master suite, complete with built-in storage, mirrored wardrobes, and a private en-suite. Outside, the property boasts a low-maintenance rear garden with a decked seating area and artificial lawn, along with off-street parking and a garage offering ample storage.

MUST BE VIEWED





- End Terrace House
- Three Well-Proportioned Bedrooms
- Spans Over Three Storeys
- One Reception Room With Double French Doors
- Ground Floor W/C
- En-Suite & Family Bathroom
- Off-Street Parking & Garage
- Low-Maintenance Garden
- Great Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'11" x 6'5" (max) (4.86m x 1.97m (max))

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

### Kitchen

15'11" x 7'11" (max) (4.86m x 2.42m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and gas hob with a stainless steel splashback, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, a radiator, and a UPVC double-glazed window to the front elevation.

### Living/Dining Room

14'6" x 12'11" (max) (4.44m x 3.94m (max))

The living room has carpeted flooring, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear elevation.

### W/C

4'8" x 2'9" (1.44m x 0.86m)

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

## FIRST FLOOR

### Landing

18'2" x 6'4" (5.54m x 1.94m)

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

### Bedroom Two

12'11" x 12'5" (3.94m x 3.79m)

The second bedroom has carpeted flooring, a radiator, flush fitted mirrored sliding door wardrobes, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

11'0" x 6'3" (3.37m x 1.92m)

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

### Bathroom

6'9" x 6'3" (2.08m x 1.91m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, and an extractor fan.

## SECOND FLOOR

### Upper Landing

16'5" x 3'4" (5.02m x 1.03m)

The landing has carpeted flooring, a radiator, and a UPVC double-glazed window to the side elevation.

### Master Bedroom

16'8" x 12'11" (max) (5.10m x 3.95m (max))

The main bedroom has carpeted flooring, a radiator, two Velux windows, a built-in storage cupboard, built-in mirrored sliding door wardrobes, access to the loft, and access to the en-suite.

### En-Suite

10'1" x 9'3" (max) (3.09m x 2.83m (max))

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a gravelled garden and access to the rear.

### Rear

To the rear of the property is a parking space and access to the garage. The rear garden features a decked seating area, an artificial lawn, gravelled borders, gated access, and fence panelled boundaries.

## Garage

17'2" x 8'7" (5.24m x 2.62m)

The garage has an up and over door and ample storage space.

## 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)

220 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 – 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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

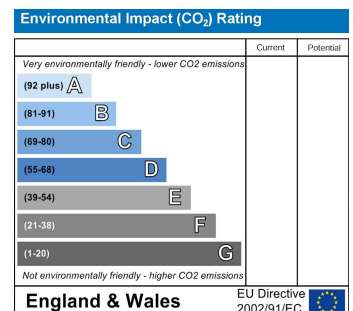
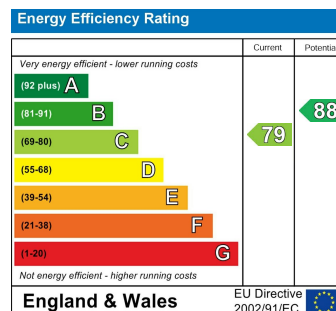
The vendor has advised the following:

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 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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