

HoldenCopley

PREPARE TO BE MOVED

Robins Wood Road, Aspley, Nottinghamshire NG8 3LB

Guide Price £450,000 - £475,000

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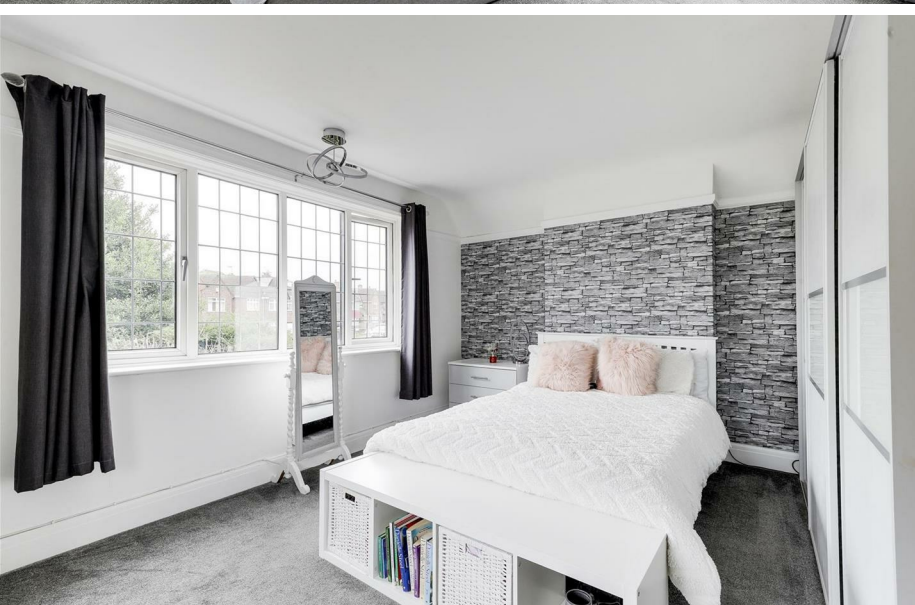
GUIDE PRICE £450,000 - £475,000

SPACIOUS & WELL PRESENTED FAMILY HOME...

Welcome to this beautifully presented detached family home, perfectly positioned in a well-connected Aspley location and offering an impressive blend of period character, modern comforts and generous living space throughout. Boasting four double bedrooms, multiple reception areas and stylish touches at every turn, this property is ideal for growing families and those who love to entertain. Internally, the ground floor showcases a warm and inviting living room complete with a feature electric fireplace and charming bay windows, creating the perfect cosy space to unwind. The large contemporary dining room offers an elegant setting for gatherings, while the spacious, modern fitted kitchen provides extensive storage, quality appliances and seamless access to the rear garden. Further enhancing the practicality of the home is a separate utility room, ground floor W/C, cloak room and a convenient ground floor en-suite attached to the versatile fourth bedroom – ideal for guests or multi-generational living. Upstairs, the first-floor landing leads to three further double bedrooms, all well-kept and generously sized. The standout four-piece family bathroom is a true luxury, featuring a freestanding claw-foot bath and separate shower enclosure, offering a spa-like experience designed with relaxation in mind. Outside, the property continues to impress with gated off-street parking, established greenery, and a low-maintenance rear garden boasting a mix of patio, decking and artificial lawn – providing the perfect space for outdoor dining, play and entertaining.

MUST BE VIEWED





- Well-Presented Detached Family Home
- Four Double Bedrooms
- Cosy Living Room With Electric Fire & Bay Windows
- Large Contemporary Dining Room
- Spacious Modern Fitted Kitchen
- Utility Room, Ground Floor W/C & Ground Floor En-Suite
- Four Piece Family Bathroom Suite With Claw-Foot Bath
- Gated Off-Street Parking
- Low-Maintenance Rear Garden With Decked Seating Area
- Must Be Viewed





GROUND FLOOR

Porch

5'7" x 1'10" (1.71 x 0.58)
The porch has wood-effect flooring, UPVC double-glazed obscure windows and an overhead window to the the front elevation, and a single composite door providing access into the property.

Entrance Hall

12'0" x 6'5" & 3'10" x 3'6" (3.66 x 1.97 & 1.18 x 1.08)
The entrance hall has solid oak flooring, carpeted stairs, a radiator, understairs storage, a picture rail, an archway, two wood-framed single-glazed obscure windows to the front elevation framing the door, and a single door providing access via the porch.

Living Room

14'0" x 13'7" (4.29 x 4.16)
The living room has carpeted flooring, a feature wall-mounted electric fireplace with a wooden mantel, a radiator, a picture rail, a UPVC double-glazed window to the front elevation, and a UPVC double-glazed bay window with an exposed wooden beam to the side elevation.

Dining Room

13'11" x 13'8" (4.25 x 4.17)
The dining room has solid oak flooring, a radiator, a picture rail, and a UPVC double-glazed bay window to the front elevation.

Cloak Room

4'11" x 3'8" (1.51 x 1.14)
The cloak room has herringbone-style flooring, a built-in base unit, and a panelled ceiling.

W/C

4'6" x 3'9" (1.39 x 1.16)
This space has a low level flush W/C, a wall-mounted wash basin, herringbone-style flooring, and partially tiled walls.

Kitchen

15'5" x 12'3" (4.70 x 3.74)
The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a movable swan neck mixer tap and a drainer, an integrated dishwasher, space for a freestanding range cooker with a stainless steel splashback and extractor fan, space and plumbing for an American-style fridge freezer, wood-effect flooring, partially tiled walls, a radiator, spotlights under the cupboards, a single door leading out to the rear garden, and a single UPVC door leading out to the rear garden.

Utility Room

7'10" x 7'2" (2.40 x 2.20)
The utility room has wood-effect flooring, a fitted rolled-edge worktop, space and plumbing for a washing machine and tumble dryer, space for an undercounter fridge, a fitted wall unit, coving to the ceiling, two UPVC double-glazed windows to the side and rear elevations, and a single UPVC door leading out to the rear garden.

Bedroom Four

12'10" x 9'2" & 6'6" x 3'2" (3.93 x 2.80 & 1.99 x 0.99)
The fourth bedroom has partial herringbone-style flooring, partially carpeted flooring, carpeted flooring, a radiator, a panelled feature wall, recessed spotlights, and a UPVC double-glazed window to the front elevation.

En-Suite

5'8" x 4'0" (1.75 x 1.24)
The en-suite has a low level flush W/C, a wash basin with a mixer tap, a shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

13'11" x 10'4" (4.26 x 3.17)
The landing has carpeted flooring, a radiator, a picture rail, two UPVC double-glazed windows to the front and rear elevations, and access to the first floor accommodation.

Master Bedroom

13'11" x 12'2" (4.25 x 3.71)
The main bedroom has carpeted flooring, a radiator, a picture rail, and a UPVC double-glazed window to the front elevation.

Bedroom Two

14'0" x 12'2" (4.28 x 3.71)
The second bedroom has carpeted flooring, a radiator, a picture rail, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Three

14'0" x 9'7" (4.29 x 2.93)
The third bedroom has carpeted flooring, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bathroom

9'10" x 6'7" (3.00 x 2.03)
The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding claw-foot bath with a central Victorian-style mixer tap and shower, a shower enclosure with a wall-mounted electric shower fixture, herringbone-style flooring, partially tiled walls, a chrome heated towel rail, access to the loft, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved gated driveway providing off-street parking for multiple cars, a lawn, a blue slate chipped area, ample decorative greenery including hedges and trees, gated access to the rear, and boundaries made up of low stone walls with metal railings.

Rear

To the rear of the property is a low-maintenance garden with a patio seating area, a block paved area, an artificial lawn, a shed, and boundaries made up of fence panelling and stone walls.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 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 – 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 - Nottingham City Council - Band E

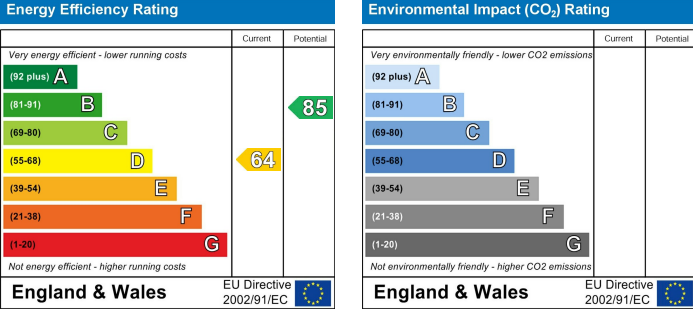
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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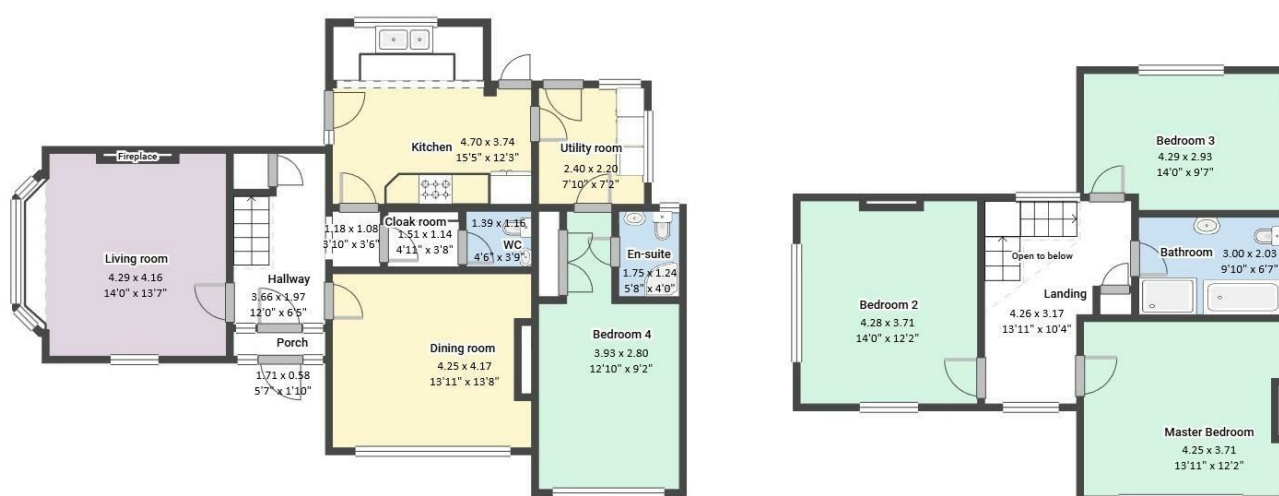
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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