HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Aspley, Nottinghamshire NG8 3QF

Guide Price £310,000 - £320,000

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PRESENTED TO SHOW HOME STANDARDS...

This modern four bedroom detached house not only boasts spacious accommodation fit for any growing family but it is also exceptionally well presented, ready to move straight into! Situated in a newly built development just a stone's throw away from various amenities such as shops, eateries, excellent transport links into the City Centre, Nottingham City Hospital, recreational parks and is within catchment area to well established schools. To the ground floor is an entrance hall, a spacious living room, an open plan kitchen/dining area, a utility room and a W/C and to the first floor are four good sized bedrooms serviced by a family sized four-piece bathroom suite. Outside to the front of the property is a large driveway and garage providing ample off road parking and to the rear is a generous sized garden.

MUST BE VIEWED

- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Utility Room
- Four Piece Bathroom Suite & En-Suite
- Generous Sized Garden
- Driveway & Garage
- Well Presented Throughout

## GROUND FLOOR

### Entrance Hall
6'2" x 13'9" (1.9 x 4.2)
The entrance hall has tiled flooring, a wall mounted radiator, an under stairs cupboard, carpeted stairs, a UPVC double glazed window and door providing access into the accommodation

### Living Room
10'5" x 16'8" (3.2 x 5.1)
The living room has carpeted flooring, a wall mounted radiator, a TV point and a UPVC double glazed window to the front elevation

### Kitchen/Diner
20'8" x 11'1" (6.3 x 3.4)
The kitchen/diner has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, space for a dining table, a UPVC double glazed window and double French doors to the rear elevation

### Utility Room
4'11" x 5'6" (1.5 x 1.7)
The utility room has tiled flooring, a wall mounted radiator, a wall mounted thermostat, fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, an integrated washing machine/dryer, recessed spotlights, access to the W/C and a single door to the rear elevation

### W/C
3'11" x 5'6" (1.2 x 1.7)
This space has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, tiled splashback and an extractor fan

## FIRST FLOOR

### Landing
9'10" x 11'9" (3.0 x 3.6)
The landing has carpeted flooring, a wall mounted radiator, a built-in cupboard and provides access to a boarded loft and the first floor accommodation

### Master Bedroom
10'9" x 13'1" (3.3 x 4.0)
The main bedroom has carpeted flooring, a wall mounted radiator, built-in cupboards, access to an en-suite and a UPVC double glazed window to the front elevation

### En-Suite
4'3" x 6'6" (1.3 x 2.0)
The en-suite has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, tiled splash back, a shower enclosure with a wall mounted shower, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Two
13'1" x 10'9" (4.0 x 3.3)
The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

### Bathroom
6'6" x 8'2" (2.0 x 2.5)
The bathroom has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, tiled splashback, a panelled bath with mixer taps, a shower enclosure with a wall mounted shower, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Three
8'6" x 14'5" (2.6 x 4.4)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

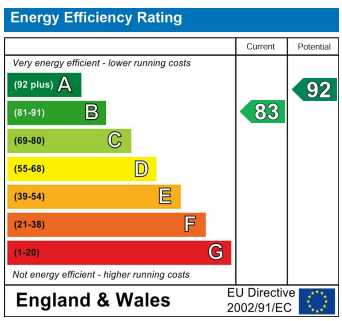
### Bedroom Four
10'2" x 8'6" (3.1 x 2.6)
The fourth bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

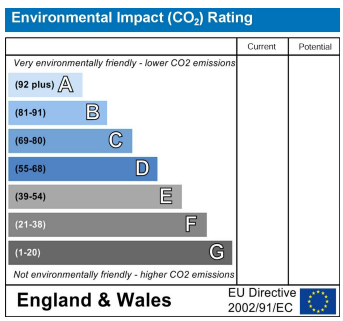
## OUTSIDE

### Front
To the front of the property is a large driveway, a garage, a lawn, courtesy lighting, panelled fencing and gated access to the rear garden

### Rear
To the rear of the property is a generous sized garden with a lawn, flowerbeds and a flower potting area, panelled fencing and courtesy lighting

## DISCLAIMER



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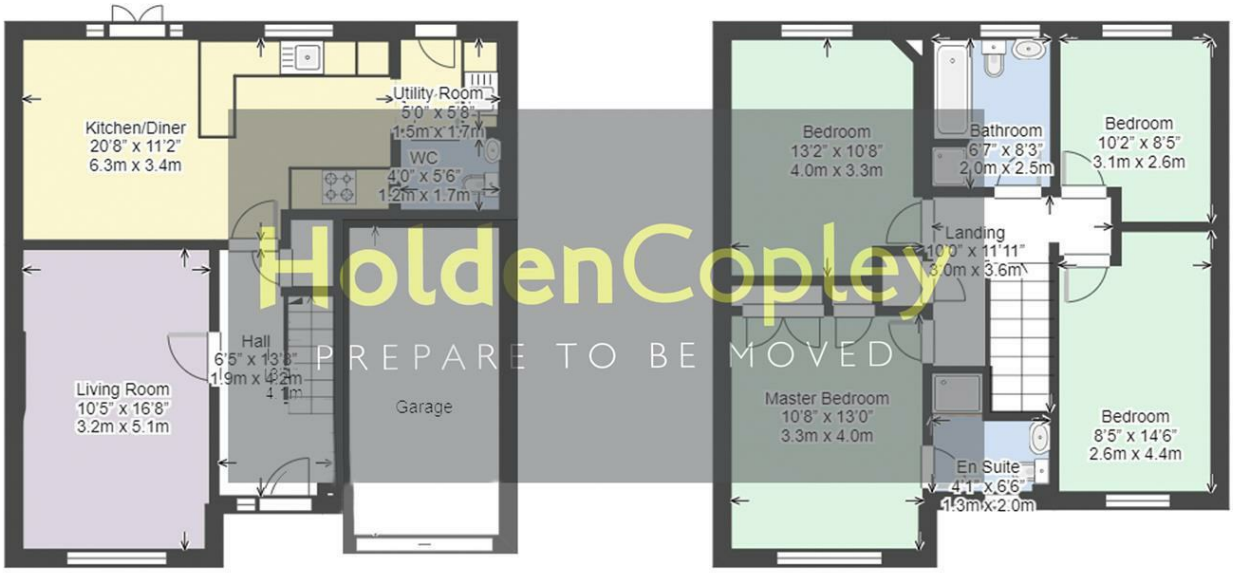


Approx. Gross Internal Area of the Ground floor:
**529.69 Sq Ft - 49.21 Sq M**
Approx. Gross Internal Area of the Entire Property:
**1174.34 Sq Ft - 109.1 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
**644.65 Sq Ft - 59.89 Sq M**
Approx. Gross Internal Area of the Entire Property:
**1174.34 Sq Ft - 109.1 Sq M**

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