

# HoldenCopley

PREPARE TO BE MOVED

Northdown Road, Aspley, Nottinghamshire NG8 3PF

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**Guide Price £310,000**

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GUIDE PRICE £310,000 - £325,000

## DETACHED HOUSE...

This three-bedroom detached house beckons with its promise of comfortable family living. As you step through the front door, you're greeted by an entrance hall, leading seamlessly into the heart of the home. The ground floor boasts a convenient W/C, while two spacious reception rooms offer versatility for lounging and dining areas. The fitted kitchen, complete with integrated appliances caters to culinary adventures with ease. Ascending to the first floor as you discover three generously-sized bedrooms. The boarded loft, accessible via a drop-down ladder, presents possibilities for additional storage. A three-piece bathroom suite completes the first floor layout. Beyond its walls, this residence epitomises convenience, with an array of local amenities mere moments away. From shops to excellent transport links facilitating effortless commutes. Families will delight in the proximity to esteemed school catchments. Outside, to the front of property there is a driveway, with ample space for up to four vehicles, while the rear of the property has a private garden with a patio, lawn and outbuilding.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Outbuilding
- Private Rear Garden
- Driveway
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'1" x 15'1" (2.17m x 4.62m)

The entrance hall has tiled flooring, a radiator, carpeted stairs, a seated stairlift, coving, a UPVC double-glazed window to the side elevation and a UPVC single door providing access into the accommodation.

### W/C

3'5" x 4'1" (1.06m x 1.26m)

This space has a low level flush W/C, a vanity wash basin, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

### Dining Room

11'5" x 12'10" (3.48m x 3.92m)

The dining room has a UPVC double-glazed window to the front elevation, a radiator, laminate flooring, a TV point and wall-mounted light fixtures.

### Living Room

11'0" x 20'7" (3.36m x 6.28m)

The living room has laminate flooring, a radiator, a TV point, wall-mounted light fixtures, coving, a ceiling rose and sliding patio doors providing access out to the garden.

### Kitchen

16'8" x 7'5" (5.10m x 2.27m)

The kitchen has a range of fitted base and wall units with worktops, an integrated microwave, washing machine, dishwasher, fridge-freezer and oven, a gas hob with an extractor fan, a wall-mounted boiler, a stainless steel sink and a half with swan neck mixer tap and drainer, a radiator, tiled flooring, partially tiled walls and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

7'11" x 7'5" (2.43m x 2.28m)

The landing has laminate flooring, coving, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

12'9" x 11'5" (3.91m x 3.49m)

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

### Bedroom Two

13'1" x 11'0" (3.99m x 3.37m)

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

### Bedroom Three

9'1" x 7'5" (2.77m x 2.28m)

The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator, laminate flooring and access to the boarded loft via a drop-down ladder.

### Bathroom

6'2" x 6'9" (1.90m x 2.12m)

The bathroom has a low level flush W/C, a vanity wash basin with fitted storage, a fitted shower enclosure with a mains-fed rainfall shower head and handheld shower, a chrome heated towel rail, an electric shaver power point, tiled flooring and walls, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

### Outbuilding

27'0" x 9'11" (8.24m x 3.04m)

This space has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for washing machine and dishwasher, tiled and laminate flooring, recessed spotlights, two UPVC double-glazed windows, a single UPVC door and a sliding patio door providing access out to the garden.

## OUTSIDE

### Front

To the front of the property there is a fence panelled boundary, a driveway and an up and over garage door.

### Rear

To the rear of the property is private garden with a fence panelled boundary, a lawn, a patio area, various plants and shrubs and an outbuilding.

## 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 - Superfast 1000 Mbps (Highest available download speed)  
1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

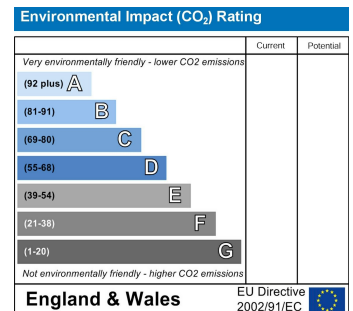
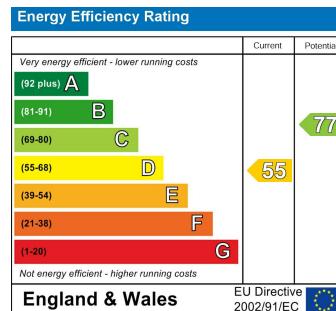
The vendor has advised the following:

Property Tenure is Freehold

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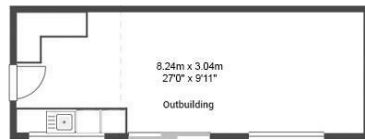
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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