

HoldenCopley

PREPARE TO BE MOVED

Cedarland Crescent, Nuthall, Nottinghamshire NG16 1AG

Guide Price £300,000

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GUIDE PRICE: £300,000 - £325,000

DETACHED FAMILY HOME...

This well-presented detached house, located in a highly sought-after area with excellent transport links via the A610 and M1, offers an ideal home for a growing family ready to move straight in. Situated close to Broxtowe Country Park and a variety of local amenities including shops and schools, the property combines convenience with comfort. The ground floor features an inviting entrance hall with access to a W/C, a spacious living room with a charming feature fireplace, and open access to the dining room. The dining room is enhanced by double French doors leading out to the rear garden. The modern fitted kitchen also provides direct access to the garden, making it perfect for entertaining. Upstairs, the first floor comprises two double bedrooms, a third bedroom suitable as a study or child's room, and a well-appointed three-piece bathroom suite. Externally, the property boasts a block-paved driveway leading to double wooden gates that open into a carport. The enclosed rear garden features a patio area, lawn, planted borders, and a fence-panelled boundary. A versatile garden room with wood-effect flooring, recessed spotlights, and French doors opening onto a decked patio area adds further living space, along with an additional outdoor storage room.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden & Garden Room
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 8'11" (max) (3.85m x 2.73m (max))

The entrance hall has a UPVC double glazed window to the side elevation, laminate flooring, a radiator, coving to the ceiling, an understairs cupboard, and a UPVC door providing access into the accommodation.

W/C

4'1" x 3'5" (1.27m x 1.05m)

This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a chrome heated towel rail, an extractor fan, and wood-effect flooring.

Living Room

12'5" x 11'1" (3.79m x 3.40m)

The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, a feature fireplace, carpeted flooring, and open access into the dining room.

Dining Room

11'2" x 10'5" (3.41m x 3.19m)

The dining room has carpeted flooring, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

10'1" x 8'11" (3.09m x 2.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, an integrated microwave, a gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the side elevation.

FIRST FLOOR

Landing

14'1" x 8'11" (max) (4.30m x 2.73 (max))

The landing has carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

12'5" x 11'2" (3.80m x 3.42m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'2" x 10'5" (3.41m x 3.18m)

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

Bedroom Three

9'0" x 7'0" (2.75m x 2.14m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'8" x 5'5" (2.04m x 1.66m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a *P* shaped panell bath with a wall-mounted shower fixture and shower screen, an extractor fan, a chrome heated towel rail, recessed spotlight, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway leading to double wooden gates opening into a carport.

Rear

To the rear of the property is an enclosed garden with patio area, a lawn, planted borders, a fence panell boundary, and access into the garden room.

Garden Room

10'5" x 8'7" (3.19m x 2.64m)

The garden room has a wood-effect flooring, recessed spotlights, three UPVC double glazed window to the front and side elevation, and double French doors opening onto the decked patio area.

Storage Room

8'11" x 4'0" (2.72m x 1.23m)

The storage room has electrics, lighting, and ample storage space.

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 - Broxtowe Borough 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.

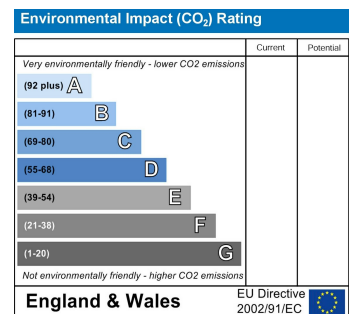
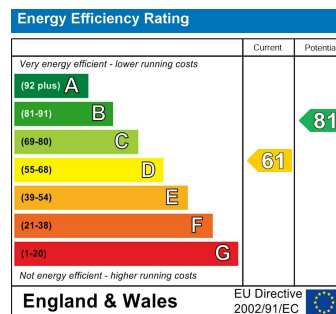
The vendor has advised the following:

Property Tenure is Freehold

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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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