

HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, Wilford, Nottinghamshire NG11 7AW

Guide Price £325,000 - £340,000

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NO UPWARD CHAIN...

Nestled within a popular location, this three-bedroom detached house embodies family living at its finest. With a seamless flow and meticulous presentation, this residence boasts a no-upward-chain offer, enticing any discerning buyer. Positioned conveniently close to an array of amenities, from tram services to the serene waters of The River Trent, as well as esteemed schools and swift access to the City Centre, convenience is paramount here. As you step inside, a porch leads you into an airy entrance hall, setting the tone for the home's warm ambiance. The bay-fronted living room exudes comfort and relaxation, while the adjacent fitted kitchen diner showcases modernity and functionality with its sleek units and central island. Ascending the stairs to the first floor, two double bedrooms await, along with a single bedroom, offering versatile accommodation for family members or guests. Serviced by a three-piece bathroom suite, complete with access to a boarded loft. Outside, the property continues to impress, with a sizable driveway accommodating multiple vehicles, while double gated access leads to the single garage towards the rear, ensuring ample storage space. The enclosed garden provides a private sanctuary, ideal for outdoor enjoyment and relaxation, completing this idyllic family haven.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Storage Space
- Three-Piece Bathroom Suite
- Large Driveway
- Enclosed Garden
- Single Garage & Outhouse
- Sought-After Location





GROUND FLOOR

Porch

6'7" x 1'9" (2.01m x 0.54m)

The porch has tiled flooring, exposed brick walls, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

11'5" x 6'11" (3.48m x 2.11m)

The entrance hall has carpeted flooring, an in-built under stair cupboard, a radiator, a UPVC double-glazed window to the side elevation, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

15'4" x 11'6" (max) (4.68m x 3.51m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a column radiator, a wall-mounted electric feature fire, a TV point, wall-light fixtures, and double doors opening into the kitchen diner.

Kitchen/Diner

18'9" x 13'11" (max) (5.74m x 4.26m (max))

The kitchen has a range of fitted gloss base and wall units with wood-effect worktops, a feature island, a composite sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, wood-effect flooring, tiled splashback, recessed spotlights, a wall-mounted TV point, a column and a vertical radiator, a UPVC double-glazed window to the side elevation, a single UPVC door and a sliding patio door leading out to the garden.

FIRST FLOOR

Landing

9'1" x 6'10" (2.77m x 2.10m)

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

Bedroom One

15'0" x 11'6" (max) (4.58m x 3.51m (max))

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and a wall-mounted TV point.

Bedroom Two

12'6" x 11'5" (3.82m x 3.50m)

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

Bedroom Three

8'8" x 6'9" (2.65m x 2.08m)

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

Bathroom

8'6" x 6'11" (2.60m x 2.11)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, an "L" shaped bath with an overhead electric shower fixture and a shower screen, tiled flooring, partially tiled walls, a column radiator with a chrome towel rail, recessed spotlights, an extractor fan, and dual-aspect UPVC double-glazed obscure windows.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, various plants and shrubs, fence panels, and double gated access to the garage towards the rear.

Garage

16'0" x 8'2" (4.89m x 2.50m)

The garage has lighting, power points, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed garden with a block-paved patio area, a lawn, courtesy lighting, access into the garage, access into the outhouse, fence panelled boundaries, and gated access either side of the house.

Outhouse

3'11" x 2'9" (1.21m x 0.84m)

This space has lighting, and houses the wall-mounted boiler.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

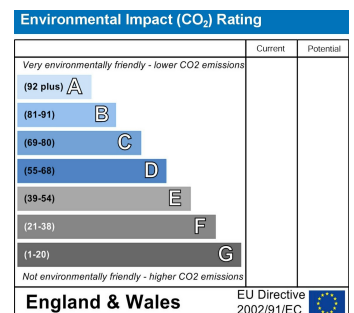
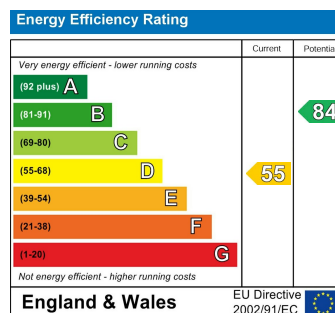
The vendor has advised the following:

Property Tenure is Freehold

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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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