

# HoldenCopley

PREPARE TO BE MOVED

Clumber Crescent North, The Park, Nottinghamshire NG7 1EY

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**Guide Price £400,000**

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GUIDE PRICE £400,000 - £425,000

PERFECT FOR ANY FAMILY BUYER...

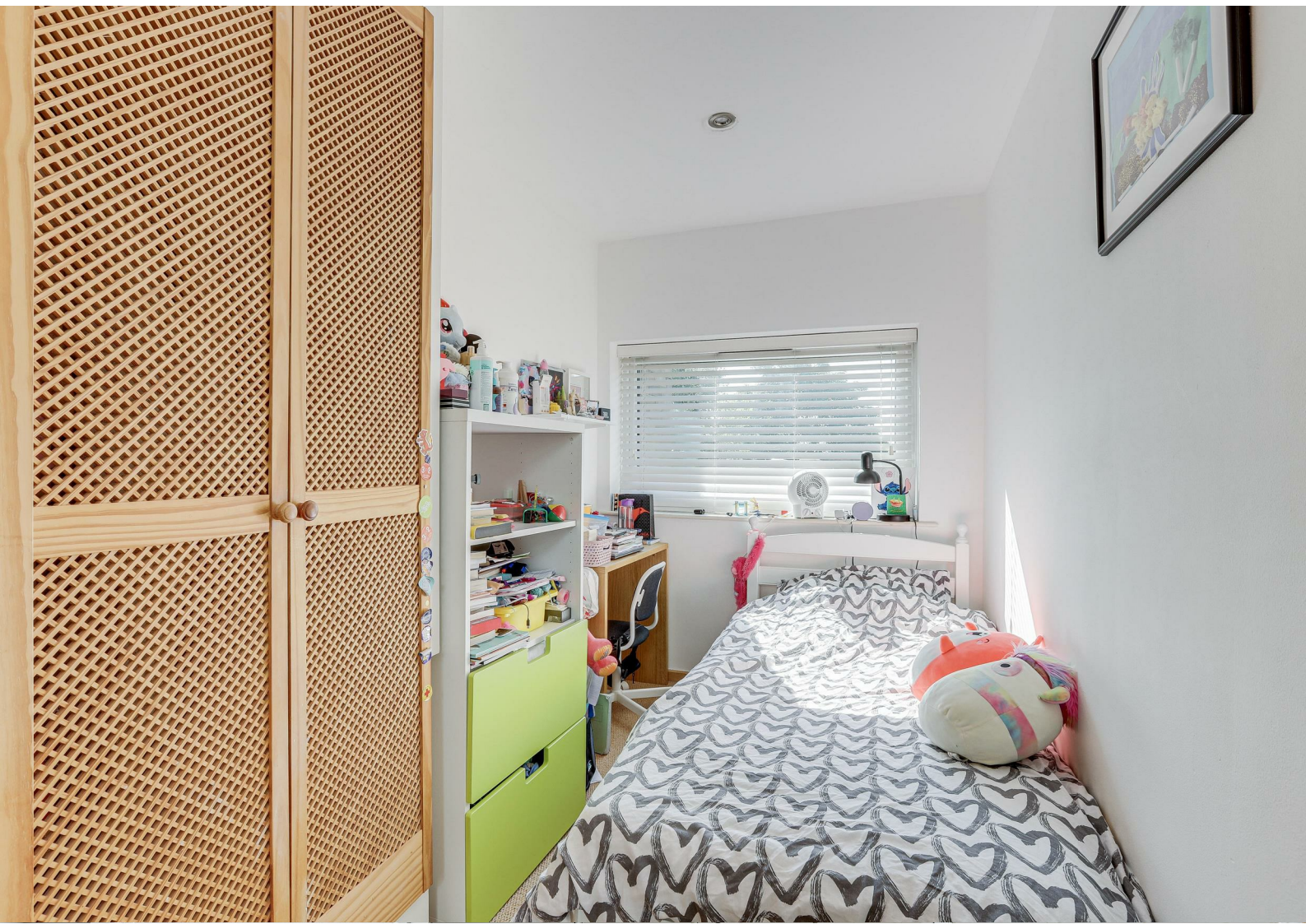
We are delighted to offer the opportunity to acquire a three-storey townhouse in Nottingham's prestigious Park Estate. This spacious property is ideal for a growing family, with its prime location close to excellent schools, convenient commuting links, universities, the Queen's Medical Centre (QMC), and the City Centre. The creatively designed townhouse spans three floors and features a raised split-level entrance hall, a modern fitted kitchen, and an open-plan living and dining room with double doors leading to a small balcony overlooking the communal grounds. The lower level includes a utility room, an integral garage, and a large bedroom with an en-suite bathroom. On the second floor, you'll find three additional well-sized bedrooms, two bathroom suites, ample storage, and an office/dressing space in the third bedroom. Outside, the south-facing, well-maintained communal grounds offer a serene outdoor space. Combining elegance, functionality, and an unbeatable location, this townhouse presents an exceptional opportunity.

MUST BE VIEWED





- Three-Storey Semi-Detached House
- Four Bedrooms & Office / Dressing Room
- Modern Fitted Kitchen With Separate Utility Room
- Spacious Living & Dining Room
- Small Balcony
- Three Bathroom Suites
- Integral Garage
- Well-Maintained Communal Grounds
- Sought-After Location
- Must Be Viewed





## FIRST FLOOR

### Entrance Hall

7'8" x 7'2" (max) (2.34m x 2.20m (max))

The entrance hall has heavy duty entrance mat flooring, a radiator, recessed spotlights, a wooden staircase, a wall-mounted security alarm panel, double-glazed panelled windows to the front elevation, and a single door providing access into the accommodation.

### Kitchen

14'9" x 10'4" (max) (4.52m x 3.17m (max))

The kitchen has a range of fitted base and wall units, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, a five-ring gas hob with an extractor fan and splashback, an integrated oven, an integrated fridge freezer, recessed spotlights, wood-effect flooring, carpeted stairs with chrome handrails, double doors leading into the living and dining room, and two UPVC double-glazed windows to the front elevation.

### Living/Dining Room

17'8" x 15'9" (max) (5.39m x 4.81m (max))

The living and dining room has wood-effect flooring, recessed spotlights, two vertical radiators, a TV point, a UPVC double-glazed window to the rear elevation, and double French doors leading out to a balcony area.

### Balcony

17'6" x 6'9" (max) (5.34m x 2.06m (max))

The balcony overlooks the communal grounds.

## GROUND FLOOR

### Landing

4'0" x 3'8" (1.23m x 1.13m )

The landing has wood-effect flooring, an in-built double door airing cupboard, and provides access to the ground floor accommodation.

### Utility Room

8'4" x 4'4" (max) (2.55m x 1.33m (max))

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted consumer unit, wall-mounted shelves, and wood-effect flooring.

### Bedroom One

16'0" x 15'1" (max) (4.89m x 4.60m (max))

The first bedroom has UPVC double-glazed windows to the rear elevation, wood-effect flooring, a radiator, access into the en-suite, and a single door providing access outdoors.

### En-Suite

7'11" 4'10" (max) (2.42m 1.48m (max))

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and wall-mounted fixtures, partially tiled walls, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed panelled window to the rear elevation.

### Garage

15'4" x 10'9" (max) (4.68m x 3.30m (max))

The garage houses the Worcester combi-boiler, and has an electric up and over door opening out to the front.

## SECOND FLOOR

### Landing

10'7" x 9'1" (max) (3.23m x 2.79m (max))

The upper landing has carpeted flooring, chrome handrails, a radiator, recessed spotlights, a sky lantern roof, an in-built cupboard, and provides access to the second floor accommodation.

### Bedroom Two

14'2" x 9'1" (max) (4.32m x 2.79m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, an in-built wardrobe, a radiator, and access into the en-suite.

### En-Suite Two

6'1" x 5'10" (max) (1.87m x 1.80m (max))

The second en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, recessed wall alcoves, a radiator, partially tiled walls, vinyl flooring, and a UPVC double-glazed window to the side elevation.

### Bedroom Three

10'5" x 8'11" (3.18m x 2.72m )

The third bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, fitted base units, and access into a versatile office / dressing space.

### Office / Dressing Room

6'3" x 5'4" (max) (1.92m x 1.63m (max))

This space has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, a vertical radiator, and an in-built wardrobe.

### Bedroom Four

12'0" x 6'3" (max) (3.66m x 1.91m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and two in-built wardrobes.

## Bathroom

6'5" x 5'7" (1.98m x 1.71m )

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a bi-folding shower screen, a radiator, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed window to the side elevation.

## OUTSIDE

The property features well-maintained south-facing communal gardens outside.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available with good coverage

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+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

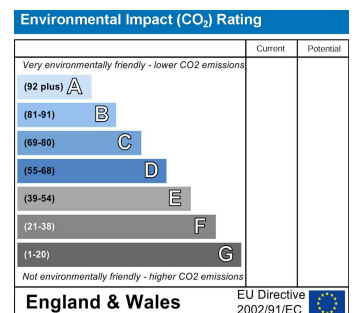
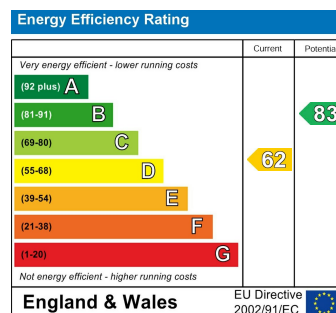
The vendor has advised the following:

Property Tenure is Freehold

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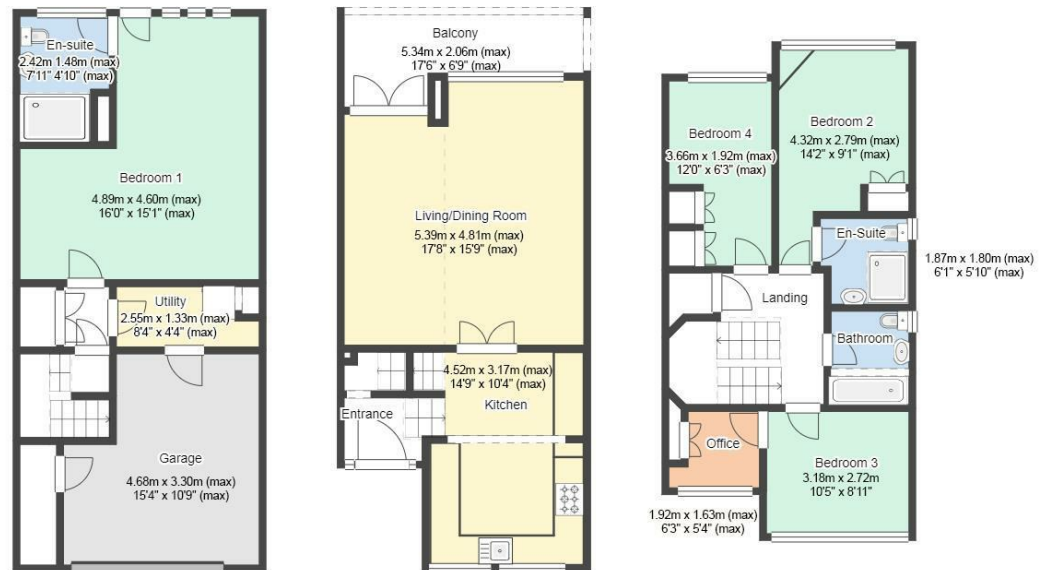
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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