

HoldenCopley

PREPARE TO BE MOVED

Hobart Close, Meadows, Nottinghamshire NG2 2FW

Guide Price £260,000 - £270,000

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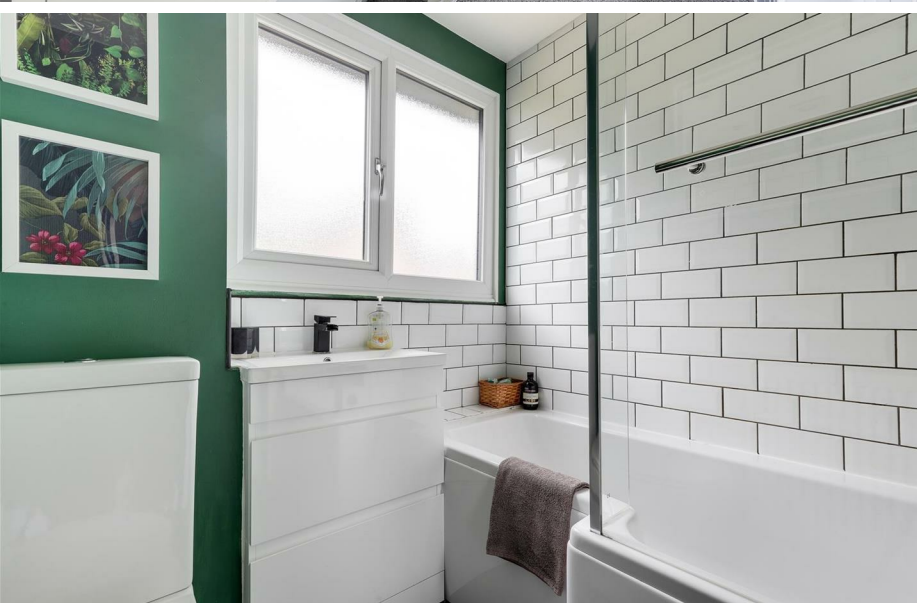
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SEMI DETACHED HOUSE...

This well-presented semi-detached house is perfect for a growing family, offering superb transport connections to both Nottingham City Centre and West Bridgeford Town Centre. Situated close to local amenities, including shops and schools, convenience is at your doorstep. Upon entering the property, you are welcomed by a spacious hallway that provides access to all the main ground floor rooms. The hallway leads to a conveniently located W/C, ideal for guests and family use. The living room is spacious and bright, offering a comfortable area for relaxing and entertaining. Adjacent to the living room is a modern fitted kitchen, which is equipped with integrated appliances, providing a sleek and functional space for cooking and dining. Moving to the first floor, the property features three bedrooms, each offering ample space for family living. The three-piece bathroom suite is modern and stylish, featuring a bath, sink, and toilet, ensuring convenience and comfort for the whole family. The exterior of the property is equally impressive. To the front, you will find courtesy lighting, a planted border, and a block-paved driveway that provides ample parking space. There is also gated access to the rear garden, ensuring security and privacy. The rear garden is enclosed, making it a safe and private space for children to play and for outdoor entertaining. It includes a patio area perfect for dining and socialising. The garden is landscaped with planted borders that add charm and character. Additionally, there is a pond with a rockery and gravelled surround, offering a unique feature. A further patio seating area is nestled among various plants, shrubs, and bushes, creating a serene and picturesque setting. The garden is enclosed with a fence-panelled boundary, ensuring a secure and private environment.

MUST BE VIEWED





- Semi Detached House
- Three Bedroom
- Living Room
- Fitted Modern Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent transport links
- Must Be Viewed





GROUND FLOOR

Hallway

17'7" x 5'9" (5.37 x 1.76)

The hallway has vinyl flooring, carpeted stairs, an in-built cupboard, a radiator, a dado rail, a full-height frosted UPVC double glazed window to the front elevation, and a composite door providing access into the accommodation.

WC

9'3" x 2'8" (2.84 x 0.83)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Living room

17'2" x 11'3" (5.25 x 3.43)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

12'2" x 8'5" (3.73 x 2.59)

The kitchen has a range of modern fitted base and wall units with worktops, an under-mounted sink with a mixer tap and integrated drainer grooves, two integrated ovens, a ceramic hob and extractor fan, an integrated fridge freezer, an integrated washing machine, integrated microwave, a vertical radiator, tiled flooring, UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

10'9" x 7'0" (3.30 x 2.14)

The landing has carpeted flooring, coving to the ceiling, a dado rail, an in-built cupboard, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

11'3" x 10'6" (3.43 x 3.21)

The main bedroom has a UPVC double window to the rear elevation, a radiator, a range of fitted furniture with wardrobes, overhead cupboard and bedside cabinets, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'5" x 10'1" (3.81 x 3.08)

The second bedroom has a UPVC double window to the front elevation, a radiator, and carpeted flooring.

Bedroom Third

7'10" x 6'6" (2.39 x 2.00)

The third bedroom has a UPVC double window to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'5" x 6'4" (1.96 x 1.94)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a "P" shaped panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an extractor fan, recessed spotlights, a radiator, partially tiled wall, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting a planted border, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, planted borders, a pod with a rockery and gravelled surround, a further patio seating area, various plants, shrubs and bushes, and a fence panelled boundary.

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 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes - Wood Framed

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

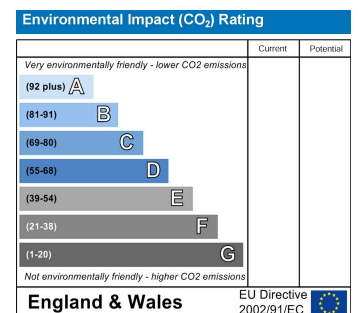
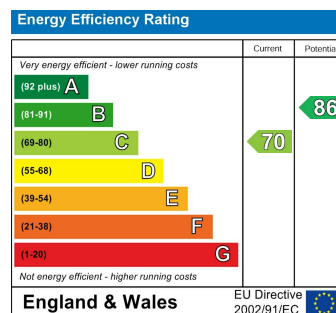
The vendor has advised the following:

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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