

HoldenCopley

PREPARE TO BE MOVED

St. Austell Drive, Wilford, Nottinghamshire NG11 7BQ

£375,000

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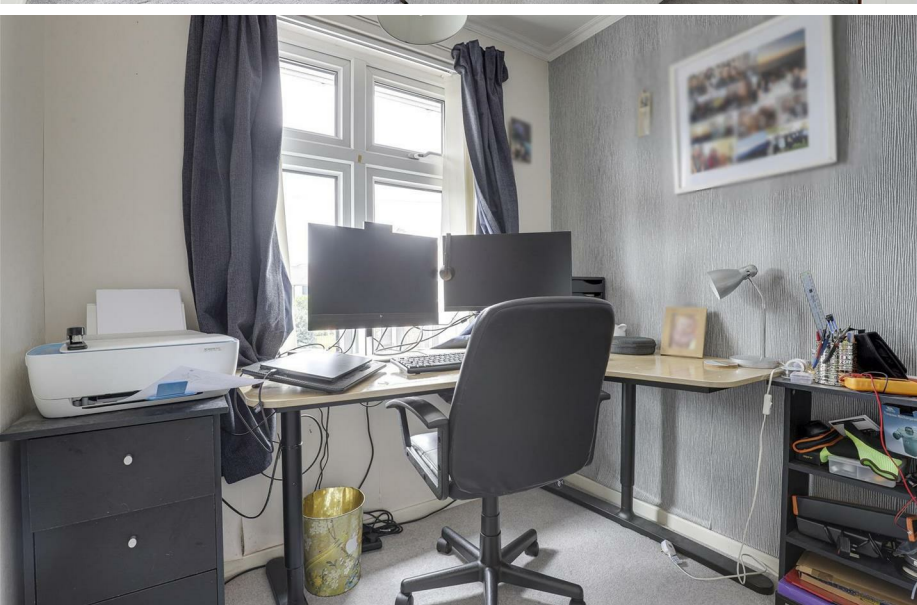


THE PERFECT FAMILY HOME...

Situated in the desirable Wilford location, this exceptionally well-presented three-bedroom detached house offers spacious accommodation, ideal for a family. Conveniently close to various local amenities, excellent commuting links including tram services, reputable school catchments, and easy access to the City Centre, this property seamlessly combines comfort and practicality. The ground floor features a welcoming porch leading into an entrance hall, a charming bay-fronted living room, a dining room that flows into a modern fitted kitchen, and a convenient W/C. On the first floor, three well-proportioned bedrooms are serviced by a contemporary bathroom suite. Outside, the property boasts a block-paved driveway with ample parking for multiple cars, double gated access to a garage at the rear, and a private garden complete with multiple seating areas, perfect for outdoor entertaining and relaxation. This home is a perfect blend of style, space, and convenience, making it an excellent choice for family living.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Modern Fitted Kitchen With Open-Plan Dining Room
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Block-Paved Driveway With Detached Garage
- Private Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has double doors providing access into the accommodation.

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, obscure windows to the front elevation, and a single door providing access via the porch.

Living Room

16'9" x 10'5" (5.12m x 3.19m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a vertical radiator, and a curved radiator.

Kitchen

10'4" x 6'3" (3.17m x 1.92m)

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated Bosch double oven, an integrated Bosch microwave, an electric Bosch hob with an extractor fan and splashback, an integrated dishwasher, space for an American-style fridge freezer, wood-effect flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window to the side elevation, and open plan to the dining room.

Dining Room

10'5" x 10'0" (3.18m x 3.05m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

W/C

This space has a low level dual flush W/C, a corner-shaped wash basin with fitted storage underneath, a chrome heated towel rail, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Bedroom One

14'8" x 10'5" (4.48m x 3.19m)

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

Bedroom Two

12'3" x 10'5" (3.75m x 3.20m)

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

Bedroom Three

7'10" x 6'9" (2.39m x 2.08m)

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

Bathroom

9'4" x 6'7" (2.85m x 2.02m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a vertical radiator, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan, access to the loft, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, and double gated access to the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, access into the garage with a storage door underneath, steps leading down to a lawn, a further patio area, various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

Service Charge in the year marketing commenced (£PA): £TBC

Ground Rent in the year marketing commenced (£PA): £TBC

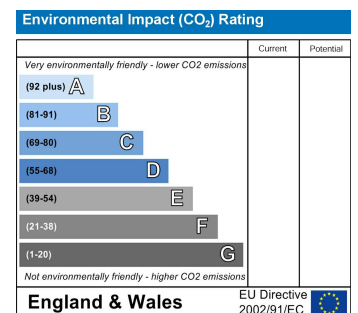
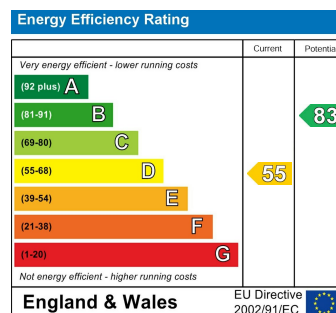
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

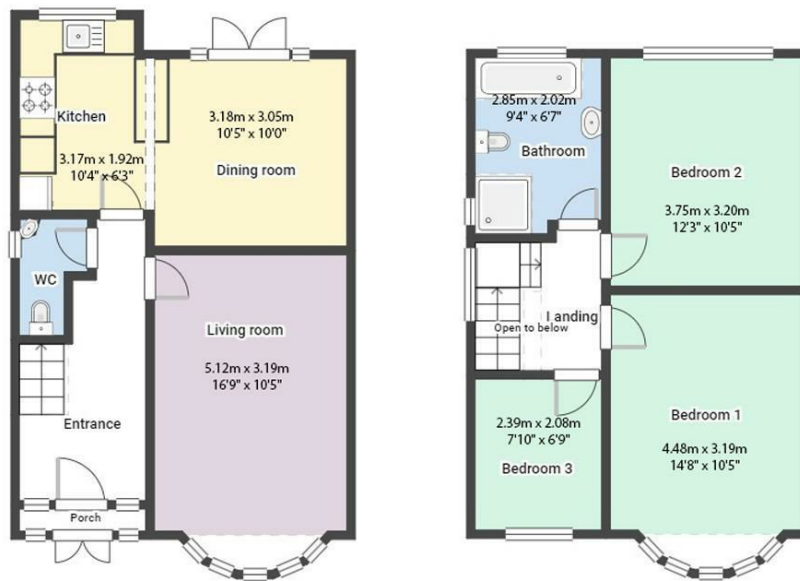
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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