

HoldenCopley

PREPARE TO BE MOVED

Hollinwell Avenue, Wollaton, Nottinghamshire NG8 1JY

Guide Price £350,000

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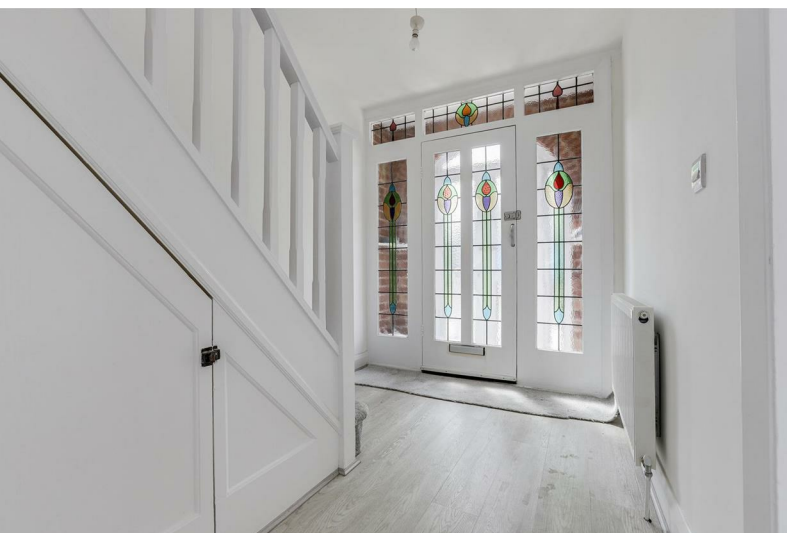


GUIDE PRICE £350,000 - £375,000.

NO CHAIN...

This beautifully renovated three-bedroom detached house offers an exceptional standard of living, perfect for those looking to move straight in. Nestled in a highly sought-after location, the property is within close proximity to a variety of local amenities, including the scenic Wollaton Hall and Deer Park, shops, excellent transport links and top-rated school catchments. Upon entering the ground floor, you are greeted by a charming porch that leads into an inviting entrance hall. The spacious reception room, bathed in natural light, provides a warm and welcoming atmosphere. The heart of the home is the modern fitted kitchen diner, designed with both style and functionality in mind, perfect for family gatherings and entertaining guests. Adjacent to the kitchen is a practical utility room and a sleek W/C, adding to the home's convenience. Ascending to the first floor, you will find three generously sized bedrooms, each offering comfort and serenity. The highlight of the upper level is the luxurious four-piece bathroom suite, designed with relaxation in mind. Additionally, there is access to a loft, providing ample storage space for your belongings. The exterior of the property is equally impressive, featuring a well-maintained driveway at the front, offering ample parking space. At the rear, you will discover a private garden, a true oasis with a patio area perfect for al fresco dining and a lawn ideal for outdoor activities and relaxation. This stunning home truly offers a perfect blend of luxury, comfort, and practicality in a prime location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Utility Room
- Ground Floor W/C
- Four Piece Bathroom Suite
- Private Rear Garden
- Large Driveway
- Renovated Throughout





GROUND FLOOR

Porch

6'7" x 1'10" (2.03m x 0.57m)

The porch has a double UPVC door.

Entrance Hall

13'5" x 6'10" (max) (4.09m x 2.10m (max))

The entrance has wood-effect flooring, carpeted stairs, a radiator, an under stairs cupboard and a single wooden door with stained glass providing access into the accommodation.

Living Room

13'7" x 11'0" (max) (4.16m x 3.36m (max))

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

Kitchen/Diner

18'3" x 13'3" (max) (5.57m x 4.06m (max))

The kitchen diner has a range of fitted shaker style base and wall units with wooden worktops and a matching breakfast bar, an integrated oven, an electric hob with an extractor hood, an inset stainless steel sink, wood-effect flooring, partially tiled walls, a radiator, spotlights, a UPVC double-glazed window to the side elevation and double French doors providing access out to the garden.

Utility Room

5'9" x 3'5" (1.76m x 1.05m)

The utility room has a fitted base unit with a worktop, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

W/C

3'9" x 3'8" (max) (1.16m x 1.14m (max))

This space has a low level flush W/C, a counter top wash basin with fitted storage, wood-effect flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7'2" x 6'11" (2.20m x 2.12m)

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

Master Bedroom

13'7" x 10'11" (max) (4.16m x 3.35m (max))

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

Bedroom Two

13'5" x 11'0" (max) (4.09m x 3.36m (max))

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

Bedroom Three

7'8" x 6'11" (2.34m x 2.13m)

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

Bathroom

9'10" x 6'10" (3.00m x 2.10m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath, a corner shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, partially tiled walls, waterproof boarding, a chrome heated towel rail, recessed spotlights, an extractor fan, access to the loft and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large pebbled driveway.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, decorative stones and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

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.

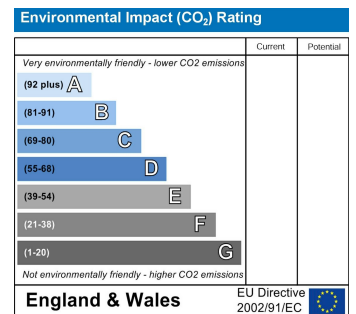
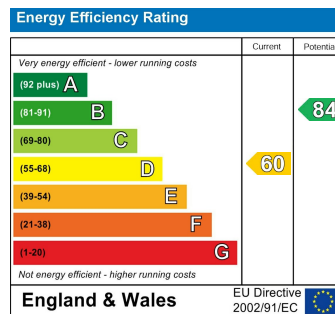
The vendor has advised the following:

Property Tenure is Freehold

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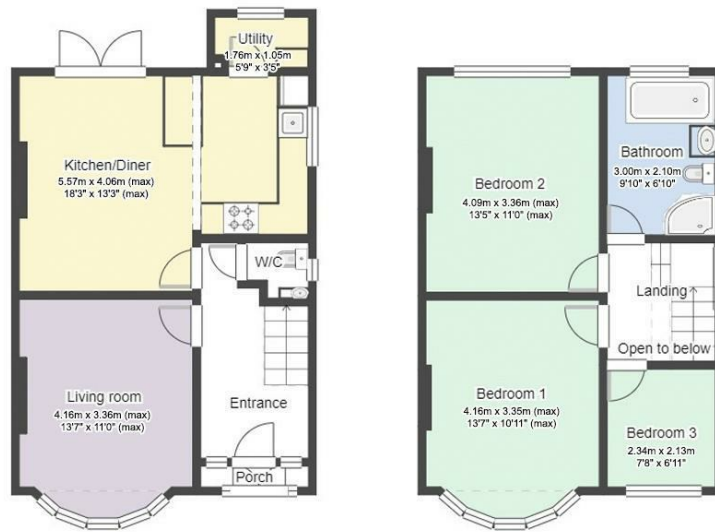
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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