

HoldenCopley

PREPARE TO BE MOVED

Falconwood Gardens, Clifton, Nottinghamshire NG11 8SS

Guide Price £280,000

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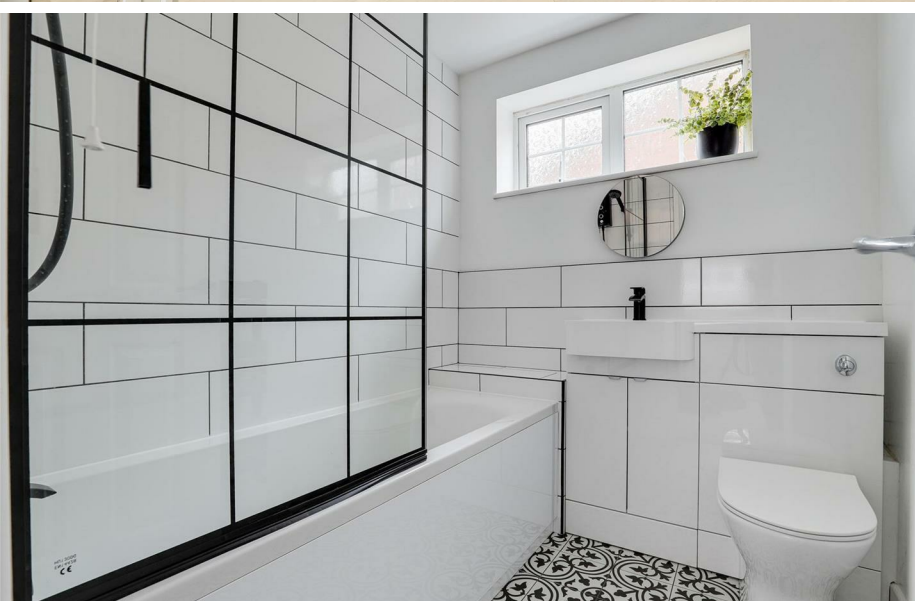
Guide Price £280,000 - £290,000

DETACHED HOUSE...

Situated in a popular location close to Nottingham Trent University's Clifton campus, this well-presented detached home is perfect for family living. With excellent access to local shops, schools, and a wide range of amenities, as well as outstanding transport links, this property offers both convenience and charm. Upon entering the home, you are greeted by a welcoming hallway that provides access to the main living areas. The living room, positioned at the front of the house, is bright and spacious, featuring a bow window that allows natural light to flood the space, creating a warm and inviting atmosphere. Adjacent to the living room is the modern fitted kitchen-diner, a true highlight of the property. Thoughtfully designed with sleek cabinetry and ample workspace, this area is perfect for both everyday meals and entertaining. Double French doors lead from the dining area into the conservatory, which serves as a versatile additional living space. The conservatory also benefits from French doors that open directly onto the rear garden. Upstairs, the first floor offers three bedrooms, each providing comfort and flexibility to suit the needs of a growing family. The family bathroom is stylishly appointed with a contemporary three-piece suite, ensuring practicality. The exterior of the property is equally impressive. At the front, a lawn which is complemented by courtesy lighting and a private driveway leading to the garage. The garage provides excellent storage space, complete with electrics, lighting, and an up-and-over door to the driveway. The rear garden is a private and enclosed haven, featuring a patio area ideal for outdoor dining and entertaining, a neatly kept lawn, and a fence-panelled boundary. Gated side access enhances the practicality of the outdoor space, making it perfect for family use.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Hall

The hall has wood-effect flooring, carpeted stairs, a vertical radiator, recessed spotlights, and a UPVC door providing access into the accommodation.

Living Room

12*11" x 15*5" (3.94m x 4.71m)

The living room has a UPVC double glazed bow window to the front elevation, a media wall with a TV point, two base cupboards, recessed spotlights, a vertical radiator, and wood-effect flooring.

Kitchen Diner

11*11" x 16*8" (3.64m x 5.09m)

The kitchen diner has a range of fitted bas and wall units with worktops, a ceramic sink with a swan neck mixer tap and drainer, two integrated ovens, a gas ring hob and extractor fan, space for a dining table, a vertical radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the conservatory.

Conservatory

9*5" x 9*4" (2.88m x 2.85m)

The conservatory has wood-effect flooring, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

13*1" x 13*8" (4.01m x 4.17m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard with sliding doors, and carpeted flooring.

Bedroom Two

7*10" x 9*4" (2.41m x 2.86m)

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

Bedroom Three

7*11" x 6*7" (2.43m x 2.01m)

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

Bathroom

6*4" x 6*0" (1.94m x 1.84m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted electric shower fixture with a rainfall and handheld shower head, recessed spotlights, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, gated access to the rear garden, and a driveway with access to the garage.

Garage

8*3"x 15*10" (2.54mx 4.84m)

The garage has a UPVC door opening to the rear garden, ample storage, electrics, lighting, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a fence panelled boundary, and gated access.

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 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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.

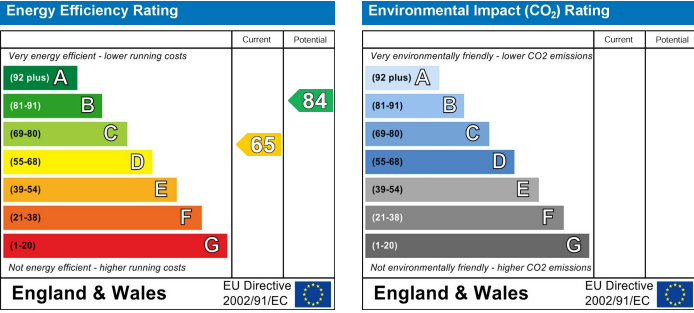
The vendor has advised the following:
Property Tenure is Freehold

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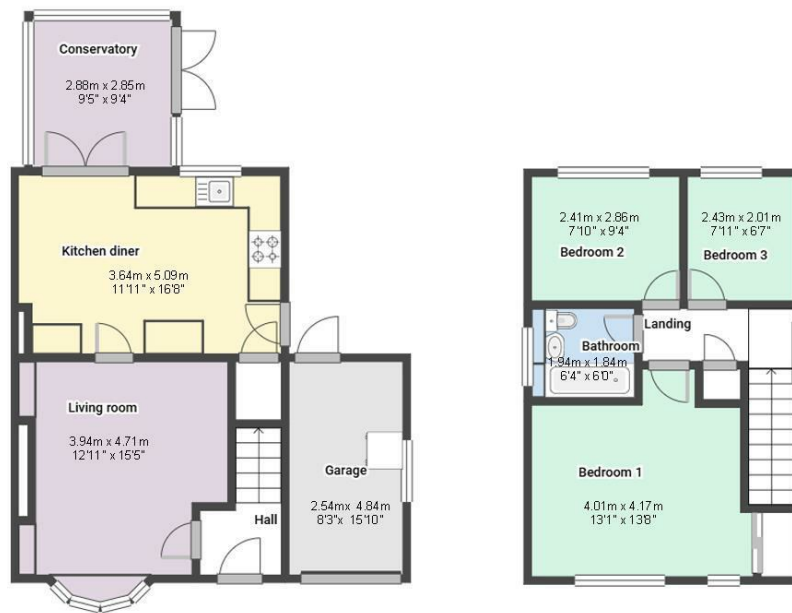
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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