

# HoldenCopley

PREPARE TO BE MOVED

Bentinck Avenue, Tollerton, Nottinghamshire NG12 4ED

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Guide Price £325,000 - £350,000



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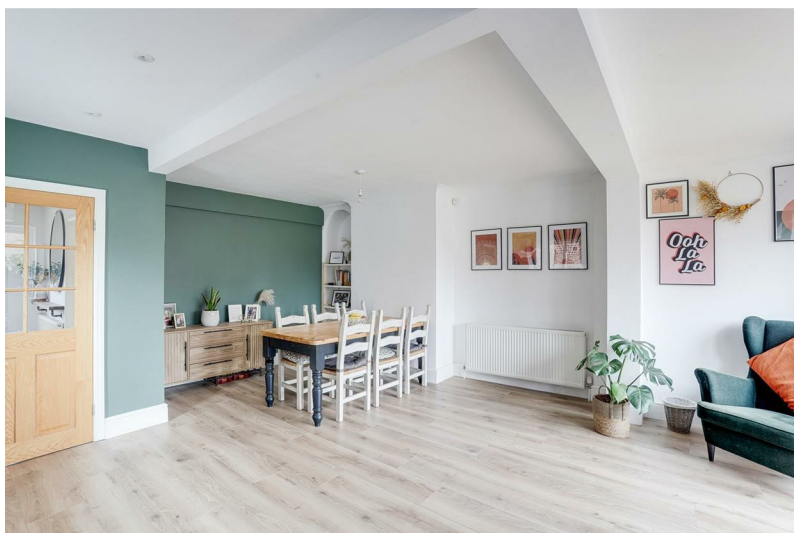


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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house offers deceptively spacious accommodation, making it perfect for those looking to move straight in. Situated in a sought-after location, the property benefits from excellent local amenities, including shops, fantastic transport links, and highly regarded school catchments. The ground floor comprises an entrance hall, a bright and airy bay-fronted living room, a convenient W/C and a modern fitted kitchen diner, creating a great space for entertaining. The first floor boasts three well-proportioned bedrooms, a stylish three-piece bathroom suite, and access to a boarded loft, providing valuable additional storage space. Outside, the property impresses further with a pebbled driveway leading to a detached garage, offering ample off-street parking. The large, private rear garden is a standout feature, complete with a patio, a lawn, a decorative stone seating area, raised planters, a garden shed, and a summer house, providing a perfect setting for relaxation and outdoor gatherings. The garage and summer house are both equipped with power and lighting, enhancing their versatility. This stunning home combines comfort, style, and practicality in a highly desirable location.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Bay Fronted Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Driveway & Detached Garage
- Large Private Rear Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'2" x 13'6" (1.88m x 4.11m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

13'3" plus bay x 10'8" (4.04m plus bay x 3.25m)

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

Kitchen/Diner

17'3" x 19'2" max (5.26m x 5.84m max)

The kitchen diner has a range of fitted shaker style base units with worktops, an integrated oven, an induction hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, coving, recessed spotlights, UPVC double-glazed windows to the side and rear elevation and UPVC double French doors providing access out to the garden.

W/C

2'4" x 4'9" (0.72m x 1.46m)

This space has a low level flush W/C, a wall-mounted wash basin and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

3'10" min x 7'11" (1.17m min x 2.43m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft via a drop-down ladder, coving and provides access to the first floor accommodation.

Master Bedroom

13'8" x 10'2" (4.19m x 3.11m)

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

Bedroom Two

10'3" x 11'4" (3.14m x 3.47m)

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

Bedroom Three

6'9" x 8'0" (2.06m x 2.45m)

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

Bathroom

10'2" x 6'7" max (3.11m x 2.03m max)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower and a glass shower screen, wood-effect flooring, a heated towel rail, a built-in cupboard, partially tiled walls, coving, recessed spotlights and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a pebbled driveway which leads to the detached garage.

Garage

8'11" x 14'7" (2.72m x 4.45m)

The garage has power points and lighting.

Rear

To the rear is a large private garden with a patio, a lawn, a decorative stone seating area, a summer house, a garden shed, a mature tree, various plants and raised planters.

Summer House

9'0" x 10'0" (2.75m x 3.06m)

The summer house has power points and lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 162 Mbps (Highest available download speed) 22 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 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 - Rushcliffe Borough Council - Band C

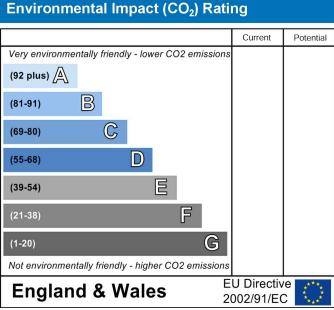
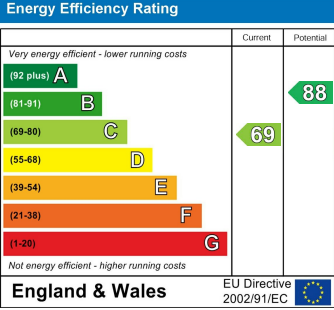
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The vendor has advised the following:  
Property Tenure is Freehold

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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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