

# HoldenCopley

PREPARE TO BE MOVED

Fieldway, Wilford, Nottinghamshire NG11 7DS

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Guide Price £250,000 - £260,000

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LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation and is well presented throughout, making it an ideal choice for a first-time buyer eager to move straight in. Nestled in a sought-after location, the property is conveniently situated close to a variety of local amenities, including shops, excellent transport links, and well-regarded school catchments. The ground floor opens into a hallway that leads to a generously sized open-plan living and dining room, creating a seamless space perfect for relaxation, family meals, or entertaining. The fitted kitchen complements this with its functional design, offering ample storage and preparation space. The ground floor is completed by a three-piece bathroom suite. Upstairs, the first floor features three bedrooms, each thoughtfully designed to provide comfort and flexibility. There is also access to the loft, offering additional storage potential. Externally, the property boasts a garden with a neatly maintained lawn at the front, creating a warm and inviting curb appeal. There is potential to add additional parking in the front garden, similar to neighboring properties, subject to obtaining planning permission for a drop curb to allow direct road access. Additionally, a shared driveway offers convenient off-street parking. The rear garden is impressively large, offering a private outdoor oasis with ample room for both relaxation and activities. It includes two garden sheds, a detached garage, neatly paved patio areas ideal for outdoor dining, and a well-kept lawn that adds a touch of greenery. This property combines space, convenience, and a move-in-ready appeal, making it an excellent opportunity for a first home.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen & Dining Room
- Ground Floor Three Piece Bathroom Suite
- Shared Driveway To Detached Garage - Potential Of Additional Parking STPP
- Large Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











## GROUND FLOOR

### Hallway

9'6" x 5'5" (2.91 x 1.67)

The hallway has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and sliding patio doors providing access into the accommodation.

### Bathroom

5'3" x 5'10" (1.62 x 1.78)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Living Room

21'10" x 10'2" (6.67 x 3.11)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving and open access into the dining room.

### Dining Room

10'1" x 6'11" (3.08 x 2.11)

The dining room has wood-effect flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

### Kitchen

17'3" x 8'4" (5.28 x 2.55)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, partially tiled walls, coving, UPVC double-glazed windows to the side elevations and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

7'10" x 2'11" (2.40 x 0.91)

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

### Master Bedroom

16'0" x 9'10" (4.90 x 3.00)

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

### Bedroom Two

11'10" x 7'10" (3.63 x 2.40)

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

### Bedroom Three

8'7" x 7'11" (2.64 x 2.42)

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

## OUTSIDE

### Front

To the front is a garden with a lawn and a mature shrubs and trees and a shared driveway.

### Rear

To the rear is a garden with a fence panelled boundary, patio areas, a detached garage, two sheds, a lawn and a single wooden gate.

## 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 - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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 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.

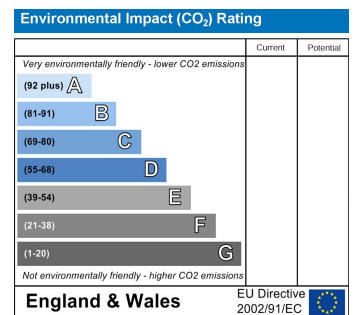
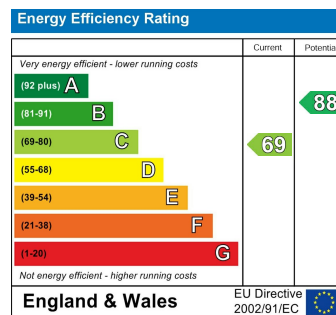
The vendor has advised the following:

Property Tenure is Freehold

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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](http://www.holdencopley.co.uk)

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