

# HoldenCopley

PREPARE TO BE MOVED

Brendon Road, Wollaton, Nottinghamshire NG8 IHZ

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Guide Price £550,000 - £575,000

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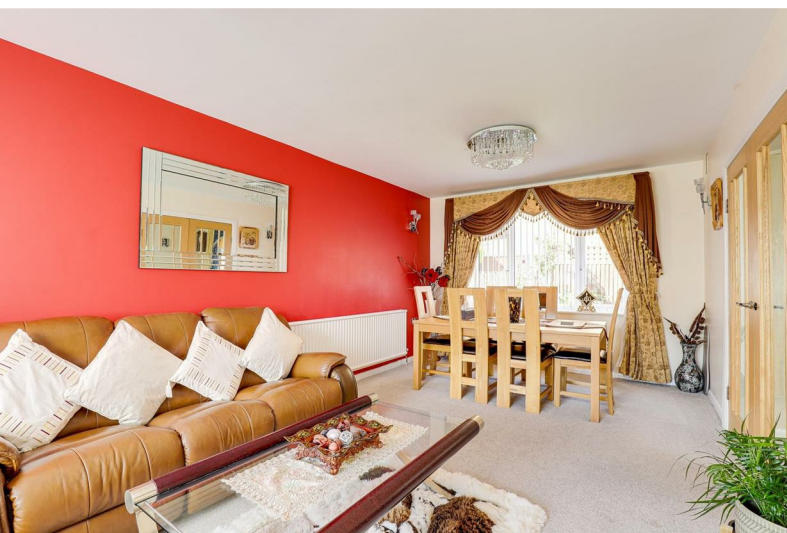


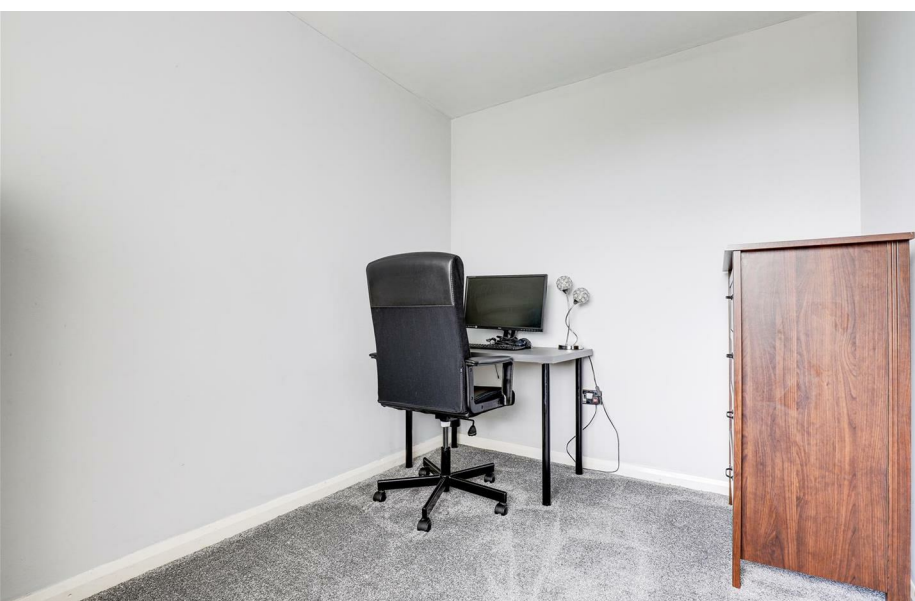
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## DETACHED FAMILY HOME...

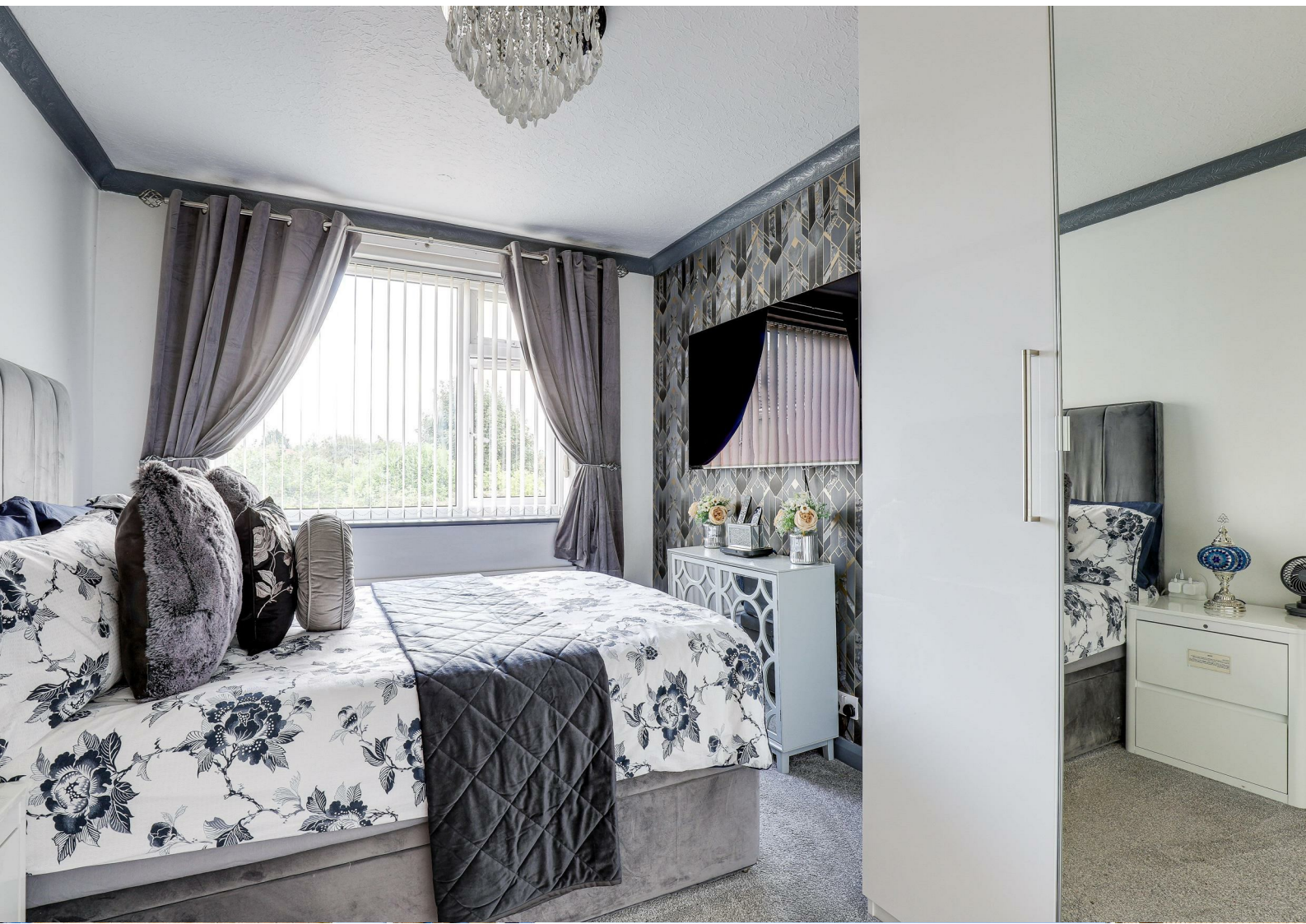
This spacious detached family home is located in a highly sought-after area, making it an ideal choice for a growing family. The property is conveniently close to a variety of local amenities, including shops and excellent schools, with Wollaton Hall Gardens and Deer Park just a short stroll away. Excellent transport links provide easy access to Nottingham City Centre and surrounding areas. On the ground floor, the property features an entrance porch leading into a welcoming hallway. The spacious living room offers sliding patio doors that open to the rear garden, while the dining room benefits from windows at both the front and rear, allowing for plenty of natural light. The ground floor also includes a well-appointed fitted kitchen, a separate utility room, a versatile additional room currently used as a bedroom, and a convenient W/C. Upstairs, the first floor boasts a large landing area that leads to five well-proportioned bedrooms and a four-piece family bathroom suite. The outside of the property is equally appealing, with a small lawn and planted borders at the front, along with a through driveway that provides access to the garage. The garage is equipped with a window, a side door, a wall-mounted boiler, lighting, electrics, and an up-and-over door. The rear of the property offers a patio area, a lawn with planted borders, and gated access to a side garden, which features additional lawn space, planted trees, and a fence-panelled boundary. This home presents a fantastic opportunity for families seeking a spacious residence in a prime location.

MUST BE VIEWED





- Detached House
- Six bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

5'9" x 10'3" (1.76m x 3.14m)

The entrance porch has UPVC double glazed windows, carpeted flooring and a UPVC door opening out to the front garden.

### Hallway

13'2" x 9'7" (4.03m x 2.93m)

The hallway has carpeted flooring, an understairs cupboard, a radiator, covering to the ceiling, frosted windows to the front elevation, and a single door providing access into the accommodation.

### W/C

This space has an obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, coving to the ceiling, floor-to-ceiling tiling, and wood-effect flooring.

### Living Room

20'11" x 11'1" (6.40m x 3.40m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround, two radiators, coving to the ceiling, carpeted flooring, and sliding patio doors opening out to the rear garden.

### Dining Room

20'11" x 10'9" (6.40m x 3.30m)

The dining room has two UPVC double glazed windows to the front and rear elevation, two radiators, and carpeted flooring.

### Bedroom Six

12'7" x 9'9" (3.85m x 2.99m)

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

### Kitchen

12'7" x 8'11" (3.85m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation.

### Utility Room

17'5" x 6'3" (5.32m x 1.91m)

The utility room has vinyl flooring, space for a fridge freezer, space and plumbing for a washing machine, a Polycarbonate, and a UPVC door opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has two UPVC double glazed windows to the front elevation, two radiators, coving to the ceiling, recessed spotlights, an in-built cupboard, and carpeted flooring.

### Master Bedroom

11'6" x 16'3" (3.53m x 4.96m)

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

### Bedroom Two

13'1" x 8'10" (4.00m x 2.70m)

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

### Bedroom Three

8'5" x 9'8" (2.58m x 2.95m)

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

### Bedroom Four

10'10" x 10'2" (3.32m x 3.12m)

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

### Bedroom Five

10'2" x 7'4" (3.10m x 2.24m)

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

### Bathroom

8'10" x 6'5" (2.70m x 1.96m)

The bathroom has two UPVC double glazed windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled corner bath with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a small lawn with planted borders, a through driveway with access to the garage, and rear garden.

### Garage

8'0" x 17'3" (2.45m x 5.26m)

The garage has a window to the side elevation, a single door to the side elevation, a wall-mounted boiler, lighting, electrics, and an up-and-over door opening onto the driveway.

### Rear

To the rear of the property is a patio area, a lawn with planted borders, gated access to the side garden with a lawn, planted trees, and a fence panelled boundary.

## 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 1000Mbps

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 E

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.

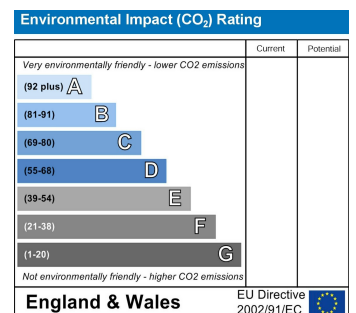
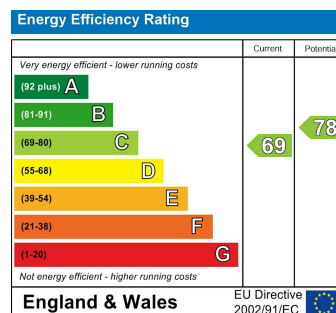
The vendor has advised the following:

Property Tenure is Freehold

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

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