

HoldenCopley

PREPARE TO BE MOVED

Norfolk Avenue, Toton, Nottinghamshire NG9 6GP

Guide Price £300,000 - £325,000

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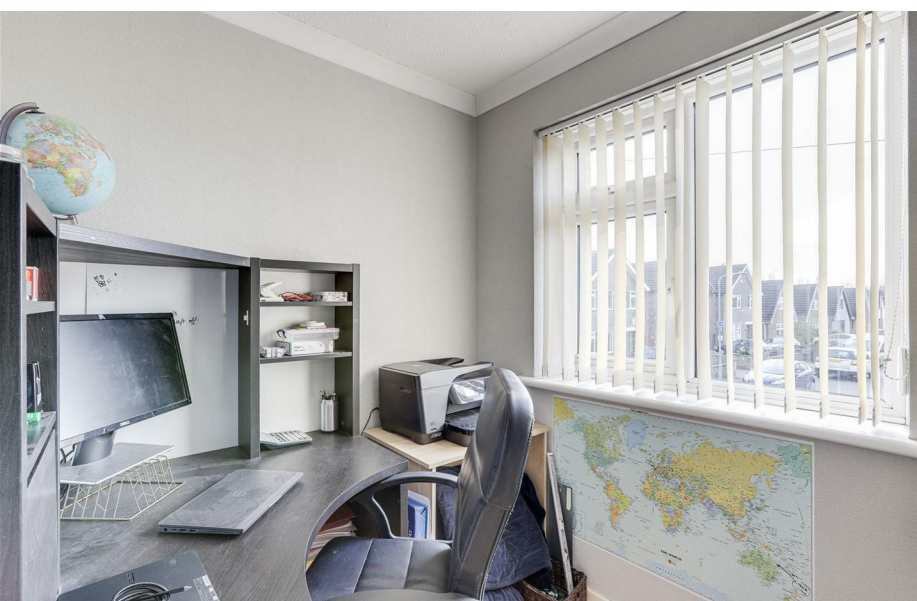
GUIDE PRICE £300,000 - £325,000

SPACIOUS DETACHED HOUSE...

Introducing a charming three-bedroom detached house that epitomises comfortable and modern living. The ground floor welcomes you with an entrance hall leading to a spacious living room, perfect for both relaxation and entertaining guests. Adjacent is a delightful dining room, creating an ideal space for family gatherings or dinner parties. The well-equipped fitted kitchen completes the ground floor, offering functionality and style for culinary enthusiasts. Ascend to the first floor to discover three inviting bedrooms and a luxurious four-piece bathroom suite, ensuring a comfortable and private retreat for the entire family. Outside, the property boasts a convenient driveway and garage, providing ample off-road parking. The private enclosed garden enhances the allure of this residence, offering a tranquil outdoor space for relaxation and recreation. Situated in a quiet, residential location within reach of various local amenities including Manor Farm Recreation Ground, excellent transport links and shops. This well-maintained home is a testament to sophisticated living and is sure to capture the hearts of those seeking a perfect blend of comfort and style.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'8" x 6'11" (max) (4.49m x 2.11m (max))

The entrance hall has carpeted flooring, an under-stair storage cupboard, a radiator, coving to the ceiling, an obscure window to the front elevation and a single door providing access into the accommodation

Under-Stair Storage Cupboard

6'11" x 3'2" (2.12m x 0.99m)

Living Room

11'10" x 11'4" (3.63m x 3.46m)

The living room has carpeted flooring, a TV point, a radiator, wall-mounted light fixtures, recessed spotlights and a UPVC double glazed window to the front elevation

Dining Room

18'7" x 11'8" (max) (5.67m x 3.58m (max))

The dining room has carpeted flooring, a TV point, a radiator, recessed spotlights, two Velux windows, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

Kitchen

11'9" x 9'0" (max) (3.60m x 2.75m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

9'10" x 6'10" (max) (3.02m x 2.09m (max))

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double glazed window to the side elevation, coving to the ceiling and provides access to the loft and first floor accommodation

Storage Cupboard

2'4" x 1'9" (0.73m x 0.54m)

Bedroom One

12'0" x 10'11" (3.66m x 3.35m)

The main bedroom has wood-effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

12'1" x 10'7" (max) (3.70m x 3.24m (max))

The second bedroom has wood-effect flooring, a range of in-built wardrobes and drawer units, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Three

8'0" x 6'11" (max) (2.45m x 2.11m (max))

The third bedroom has wood-effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

8'7" x 6'9" (max) (2.63m x 2.06m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a waterfall-style shower fixture, a chrome heated towel rail, tiled walls, recessed spotlights and two UPVC double glazed obscure windows to the side and rear elevations

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, a block paved driveway with access to the garage providing ample off-road parking and side access to the rear garden

Garage

18'7" x 8'10" (5.67m x 2.71m)

The garage has lighting, multiple power points, space and plumbing for a washing machine, two windows to the side and rear elevations and a single door to the side and an up-and-over door to the front providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a stone chipped area, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

Disclaimer: The vendor has informed us that there has been a single-storey extension, which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Broxtowe Borough 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.

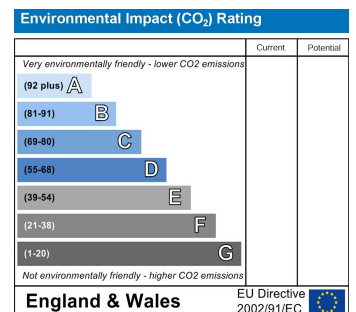
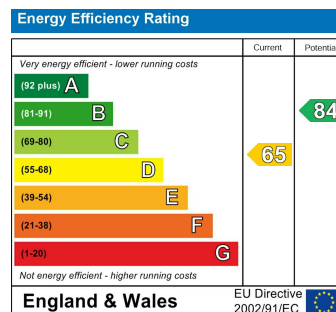
The vendor has advised the following:

Property Tenure is Freehold

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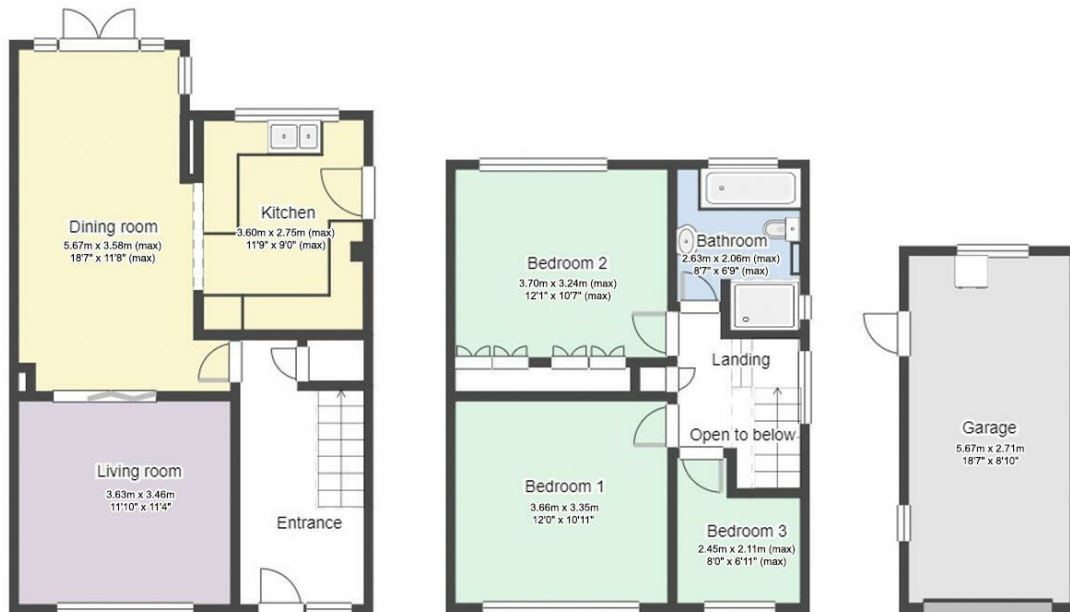
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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