

HoldenCopley

PREPARE TO BE MOVED

Reigate Drive, Attenborough, Nottinghamshire NG9 6AX

Guide Price £500,000 - £525,000

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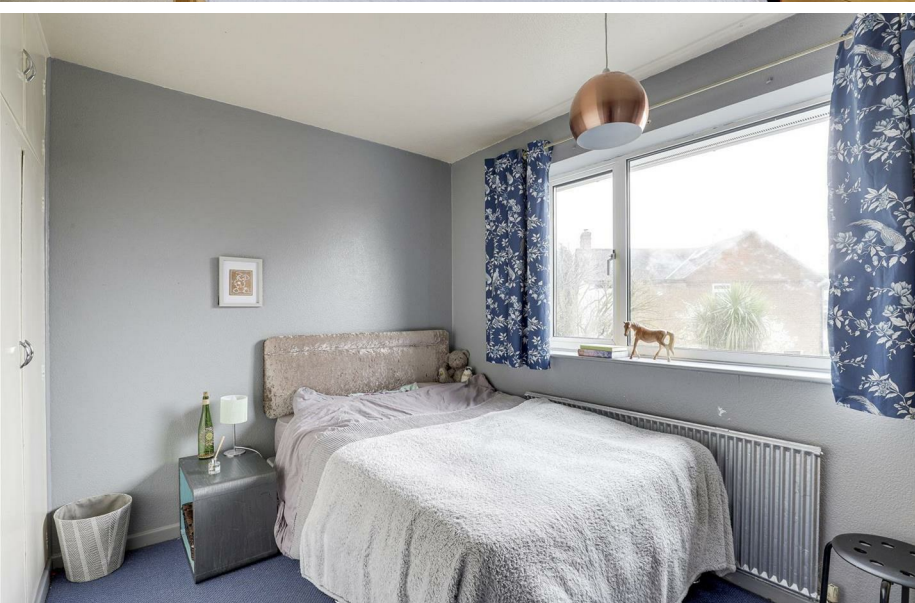
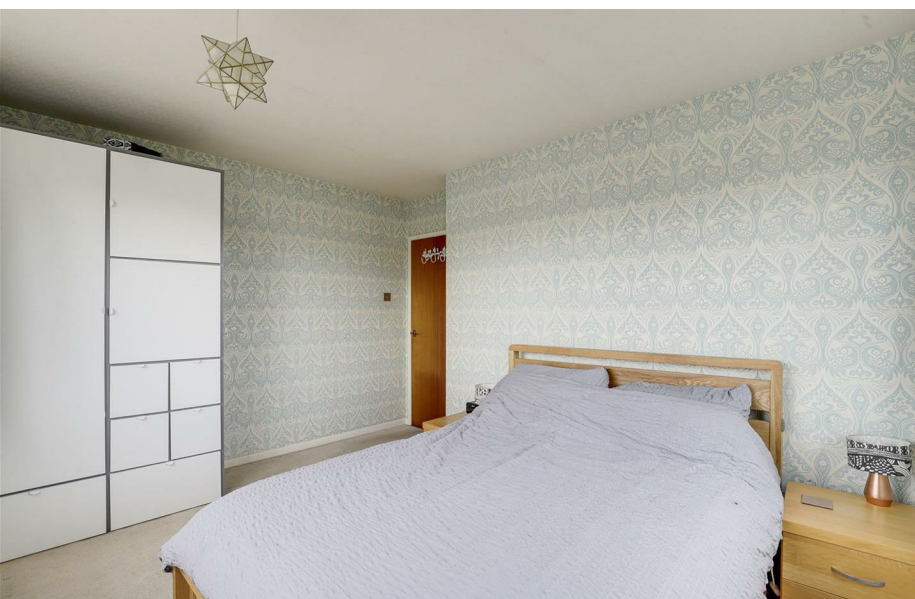
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SOUGHT-AFTER LOCATION...

Presenting this delightful three-bedroom detached home nestled in a sought-after village location, offering proximity to a wealth of local amenities including shops, eateries, schools, and the serene Attenborough Nature Reserve. With excellent commuting links, including the nearby train station, convenience meets tranquillity in this charming property. Step inside to discover inviting open-plan reception rooms, creating a bright and airy living space perfect for relaxation and entertaining. The fitted kitchen caters to your daily needs, while a convenient ground floor W/C adds practicality to the layout. Ascending to the upper level, you'll find two well-proportioned double bedrooms along with a cosy single bedroom, offering ample accommodation for the family. Completing this level is a three-piece bathroom suite. Outside, the front of the property features a driveway providing off-road parking for multiple cars, alongside access to the garage and a selection of plants and shrubs enhancing the kerb appeal. To the rear, discover a private and generously sized garden, boasting a lush lawn, mature trees, and a variety of plants and shrubs. This peaceful outdoor space offers the perfect retreat for enjoying the beauty of nature.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Open-Plan Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

11'1" x 8'1" (3.40m x 2.47m)

The living room has carpeted flooring, a radiator and open access to the dining room.

Living Room

13'1" x 9'6" (4.00m x 2.92m)

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

Dining Room

19'9" x 7'8" (6.02m x 2.34m)

The dining room has carpeted flooring, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

Kitchen

16'0" x 6'11" (4.90m x 2.13m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, an in-built storage cupboard, partially tiled walls, stone tiled flooring and a UPVC double-glazed window to the rear elevation.

Back Porch

The porch has access to the W/C, access to the garage, vinyl flooring and sliding patio doors opening out to the rear garden.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, vinyl flooring and an obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, and access to the first floor accommodation.

Master Bedroom

13'1" x 9'6" (3.99m x 2.91m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two

10'3" x 7'7" (3.14m x 2.32m)

The second bedroom has carpeted flooring, a radiator, in-built storage cupboards and a UPVC double-glazed window to the side elevation.

Bedroom Three

9'8" x 6'5" (2.95m x 1.96m)

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

Bathroom

7'0" x 5'8" (2.14m x 1.75m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear garden.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden and a range of plants and shrubs.

Garage

16'4" x 7'8" (4.99m x 2.35m)

The garage has a power supply, courtesy lighting, a window to the rear elevation and double doors to the front.

Rear

To the rear of the property is a generous-sized garden with a lawn, a greenhouse, a shed and a variety of established plants, shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 - Broxtowe Borough 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.

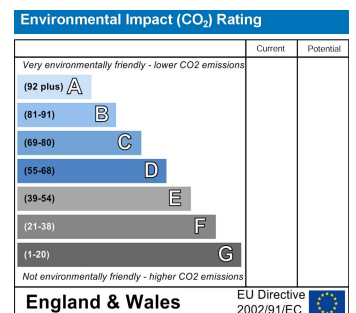
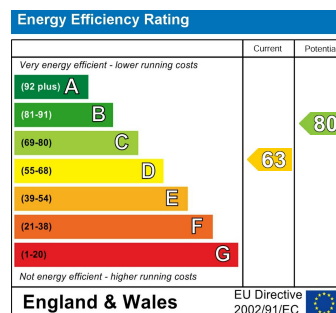
The vendor has advised the following:

Property Tenure is Freehold

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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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