

HoldenCopley

PREPARE TO BE MOVED

Fairway Drive, Beeston, Nottinghamshire NG9 4BN

£575,000

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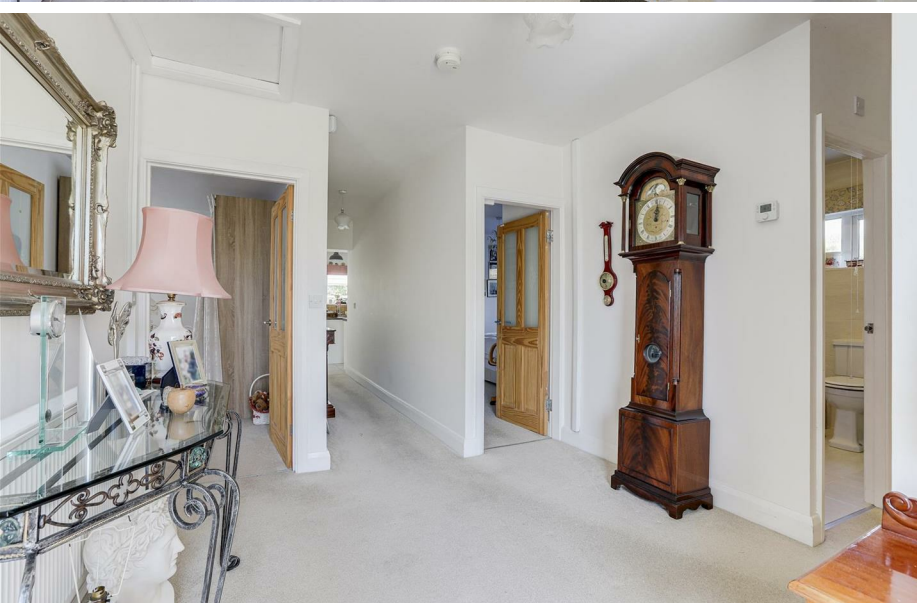


NO UPWARD CHAIN...

This charming three-bedroom detached bungalow presents ample living space on a generously sized plot, ideal for a diverse range of buyers, particularly those seeking a stair-free living arrangement. The property showcases meticulous presentation throughout, enhanced by a series of decorative updates, and complete security gates, and is offered to the market with no upward chain, facilitating a seamless move for the new owners. Nestled in a tranquil cul-de-sac, the residence enjoys a picturesque backdrop, directly adjoining a delightful golf course, offering scenic vistas. Conveniently located, it is mere moments away from various local amenities, shops, and excellent transport connections. Internally, the layout comprises an inviting entrance hall, two reception rooms, a contemporary fitted kitchen/diner, and three well-proportioned bedrooms served by a three-piece bathroom suite and an additional separate WC. Outside, the property boasts a secluded courtyard to the front and a spacious driveway for off-road parking, while the rear showcases a meticulously maintained private garden.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen/Diner
- Conservatory
- Three Piece Shower Suite & Separate W/C
- Ample Storage Space Throughout
- Off Road Parking
- Private Enclosed Garden
- No Upward Chain





ACCOMMODATION

Entrance Hall

23'7" x 12'7" (max) (7.20m x 3.84m (max))

The entrance hall has carpeted flooring, a wall mounted radiator, provides access to a boarded loft with lighting and a UPVC double glazed door providing access into the accommodation

Living Room

17'0" x 11'8" (max) (5.19m x 3.58m (max))

The living room has carpeted flooring, a wall mounted radiator, a gas fire with a decorative surround, a TV point and two UPVC double glazed windows to the front and side elevation

Kitchen/Diner

29'11" x 11'4" (9.13m x 3.46m)

The kitchen/diner has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven, a gas hob and extractor hood, a kitchen island, space for a fridge freezer, space for a dining table, three UPVC double glazed windows and a UPVC double glazed door to the rear garden

Utility

11'4" x 4'4" (3.46m x 1.33m)

The utility room has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, space and plumbing for a washing machine, space for a tumble dryer, an extractor fan and a UPVC double glazed window to the side elevation

Conservatory

22'4" x 6'3" (6.81m x 1.93m)

The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double glazed windows and a UPVC double glazed door to the rear garden

Bedroom One

20'7" x 11'11" (6.28m x 3.65m)

The first bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the side elevation

Bedroom Two

15'8" x 10'9" (max) (4.80m x 3.30m (max))

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Three

12'4" x 10'10" (max) (3.78m x 3.31m (max))

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the side elevation

Shower Room

10'11" x 7'8" (max) (3.33m x 2.36m (max))

The shower room has floor to ceiling, a wall mounted radiator, two vanity units, a low level flush W/C, a bidet, a double shower enclosure with a wall mounted rainfall showerhead, an extractor fan and a UPVC double glazed obscure window to the side elevation

W/C

7'9" x 2'11" (2.38m x 0.91m)

This space has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a floating wash basin and an extractor fan

Sitting Room

15'7" x 10'9" (max) (4.76m x 3.29m (max))

The sitting room has carpeted flooring, a wall mounted radiator, a feature fireplace with a decorative surround and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a secure gated access to a large paved driveway providing ample off road parking, a range of plants and shrubs, mature trees and gated access to a private patio area

Rear

To the rear of the property is a private enclosed landscaped garden with a patio area, a range of plants and shrubs, mature trees and panelled fencing

Outhouse

8'5" x 5'6" (2.57m x 1.69m)

This space has a window, ample storage, a wall-mounted boiler, lighting, electrics, and a door opening out to the rear garden.

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 220Mbps

Phone Signal – 3G / 4G / 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

The vendor has informed us that the second bedroom was previously a garage and has been converted into a bedroom. 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 G

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:

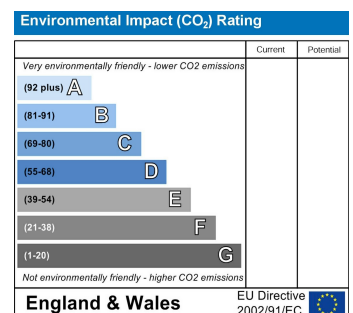
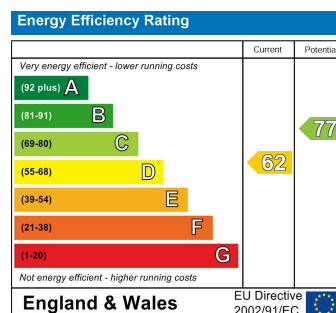
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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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