

HoldenCopley

PREPARE TO BE MOVED

Gowan Close, Beeston, Nottinghamshire NG9 6NS

Guide Price £375,000 - £400,000

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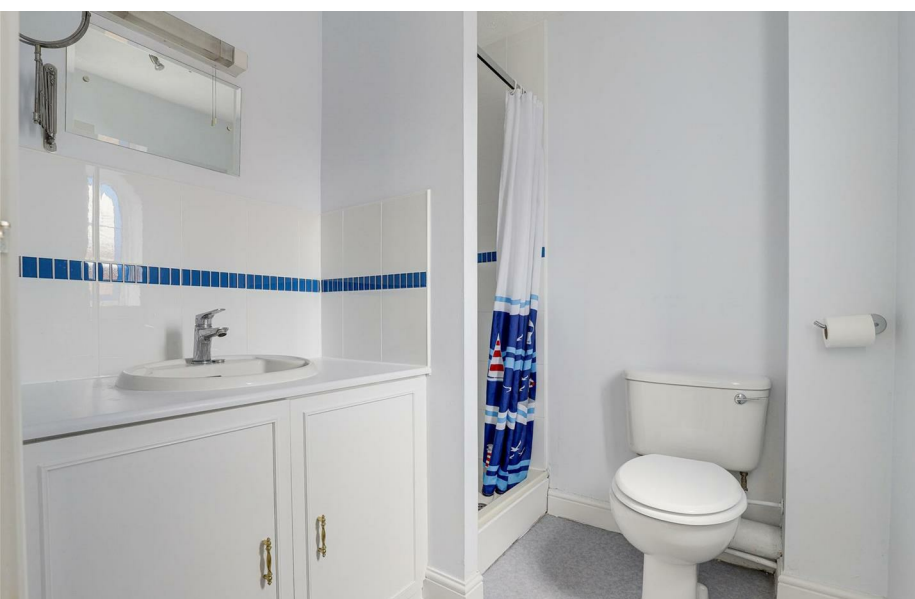
GUIDE PRICE: £375,000 - £400,000

THE PERFECT FAMILY HOME...

This four-bedroom detached house offers spacious and versatile accommodation, ideal for any growing family ready to move straight in. Nestled in a quiet cul-de-sac within a sought-after location, the property is conveniently close to local amenities including the picturesque Attenborough Nature Reserve, excellent schools, shops, retail parks, and boasts regular commuting links with easy access to tram stops and Attenborough train station. The ground floor features an inviting entrance hall, two reception rooms perfect for entertaining, a light-filled conservatory, a modern fitted breakfast kitchen, a convenient W/C, and an integral garage. Upstairs, the first floor comprises four generously sized bedrooms, a family bathroom, and an en-suite to the master bedroom, all complemented by a boarded loft offering additional storage space. Outside, the property benefits from a driveway at the front and a beautifully maintained garden at the rear, providing a private oasis for relaxation and family activities.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen With Integrated Appliances
- Conservatory
- Bathroom, En-Suite & Ground Floor W/C
- Integral Garage & Off-Road Parking
- Well-Maintained Garden
- Quiet Cul-De-Sac
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 13'2" (1.91m x 4.03m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door with a stained-glass insert providing access into the accommodation.

Living Room

11'5" x 14'9" (3.50m x 4.50m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a TV point, and a feature fireplace.

Dining Room

9'7" x 11'8" (2.94m x 3.57m)

The dining room has coving to the ceiling, carpeted flooring, a radiator, and a sliding patio door leading into the conservatory.

Conservatory

10'0" x 8'2" (3.06m x 2.50m)

The conservatory has a polycarbonate roof with a ceiling fan light, carpeted flooring, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Kitchen Diner

16'2" x 9'4" (4.93m x 2.85m)

The kitchen has a range of fitted base and wall units with worktops, recessed spotlights and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, a gas hob with an extractor fan, an integrated slimline dishwasher, an integrated fridge freezer, an additional composite sink with a mixer tap and drainer, a wall-mounted boiler, vinyl flooring, tiled splashback, an in-built under stair cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

W/C

2'9" x 4'8" (0.86m x 1.44m)

This space has a low level flush W/C, a wash basin, tiled splashback, a radiator, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

Garage

7'10" x 17'3" (2.41m x 5.27m)

The garage has ceiling strip lights, power points, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built airing cupboard, and provides access to the first floor accommodation.

Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

6'0" x 6'2" (1.83m x 1.89m)

The en-suite has a low level flush W/C, a sunken wash basin with fitted storage underneath, a shower enclosure, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed stained-glass window to the front elevation.

Bedroom Two

10'11" x 11'8" (3.34m x 3.57m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and provides access to the boarded loft with lighting via a drop-down ladder.

Bedroom Three

8'3" x 8'9" (2.54m x 2.69m)

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

Bedroom Four

7'6" x 8'10" (2.31m x 2.70m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

6'10" x 6'2" (2.10m x 1.90m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a 'P' shaped bath with a wall-mounted electric shower fixture and a shower screen, an electrical shaving point, a chrome heated towel rail, vinyl flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, a driveway, access into the garage, and gated access to the side and rear of the property.

Rear

To the rear of the property is a private enclosed westerly-facing garden with a lawn, a range of plants and shrubs, a timber shed, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

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.

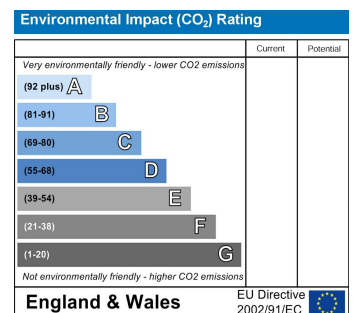
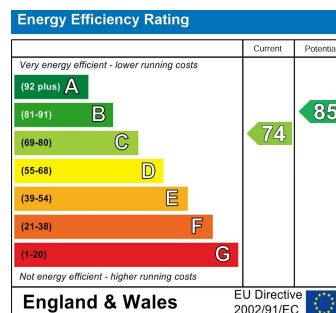
The vendor has advised the following:

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.

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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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