

# HoldenCopley

PREPARE TO BE MOVED

Park Street, Nottingham, NG9 IDH

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Guide Price £475,000 - £500,000



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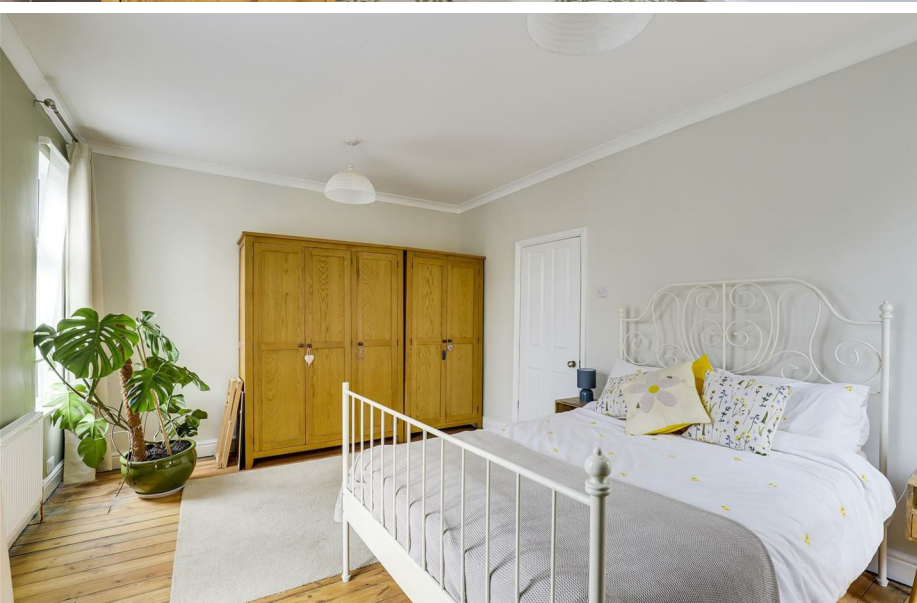
BURSTING WITH CHARACTER...

This semi-detached house is situated in a highly sought after and regarded location within close proximity to various local amenities and conveniences, excellent school catchments, commuting links via the A52 and easy access into the City Centre together with the QMC and Universities as well as being a part of a thriving community with friendly neighbours. This property has a contemporary design built around traditional family living and boasts spacious accommodation spanning across three floors whilst being finished to an exceptional standard throughout. Internally, to the ground floor is an entrance hall, two reception rooms and a large kitchen fitted with solid oak worktops and a range of integrated appliances. The first floor offers three good-sized bedrooms serviced by a modern bathroom suite and upstairs on the second floor is a large double bedroom with a four-piece en-suite featuring a freestanding bath. Outside to the front is a driveway for one small car and to the rear is a south-facing garden benefiting from multiple seating areas and a BBQ area - perfect for entertaining guests in the summer!

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fully Integrated Kitchen
- Two Bathroom Suites
- South-Facing Garden
- Driveway For One Small Car
- Three-Storey Accommodation
- Excellent Location In Thriving Community
- Must Be Viewed











## GROUND FLOOR

### Entrance hall

13'1" x 3'1" (4.00m x 0.96m)

The entrance hall has wooden flooring, a radiator, carpeted stairs and a single wooden door with glass inserts providing access into the accommodation

### Living Room

14'3" x 12'2" (4.35m x 3.73m)

The living room has a UPVC double-glazed square bay window with fitted shutters to the front elevation, a further UPVC double-glazed window to the side elevation, coving to the ceiling, wooden flooring, a radiator and recessed chimney breast alcove with a log-burning stove and mosaic tiled hearth

### Dining Room

12'2" x 12'0" (3.73m x 3.68m)

The dining room has UPVC double-glazed windows to the side and rear elevation, wooden flooring, a radiator and a cast-iron feature fireplace

### Kitchen

16'7" x 10'3" (5.08m x 3.14m)

The kitchen has a range of fitted shaker-style base and wall units with solid wood and Quartz worktops with a feature island, a ceramic sink with a swan neck mixer tap and drainer, a range cooker with a gas hob and extractor fan, an integrated dishwasher, an integrated washing machine, tiled flooring, tiled splashback, recessed spotlights, an in-built under stair cupboard, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

2'8" x 12'1" (0.83m x 3.69m)

The landing has carpeted flooring and provides access to the first floor accommodation

### Bedroom One

15'9" x 11'7" (4.81m x 3.55m)

The first bedroom has UPVC double-glazed windows to the front and side elevation, wooden flooring, a radiator, coving to the ceiling and an original open fireplace

### Bedroom Two

9'2" x 12'1" (2.81m x 3.70m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, an original fireplace and a radiator

### Bedroom Three

7'4" x 10'6" (2.25m x 3.22m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and fitted wardrobes

### Bathroom

5'4" x 8'0" (1.65m x 2.45m)

The bathroom has a low level flush W/C, a countertop wash basin with a fitted storage cupboard, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

## SECOND FLOOR

### Bedroom Four

15'1" x 17'5" (4.60m x 5.31m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, two radiators, eaves storage, two skylights and access into the en-suite

### En Suite

9'4" x 9'9" (2.85m x 2.99m)

The en-suite has a low level flush W/C, two countertop wash basins with fitted storage, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a freestanding oval bath with central taps and a handheld shower head, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a block-paved driveway for one small car and a range of plants and shrubs

### Rear

To the rear of the property is a private enclosed south-facing garden with a block-paved

patio area, a shaped lawn, a gravelled border, a range of plants and shrubs, external power socket, courtesy lighting, a further Porcelain patio area, a fitted storage unit with a worktop perfect for those family BBQ's, a shed, fence panelling and gated access

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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 – Yes / No

Non-Standard Construction – Yes / No (if not then put what it is made of)

Any Legal Restrictions – Yes / No

Other Material Issues –

## DISCLAIMER

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.

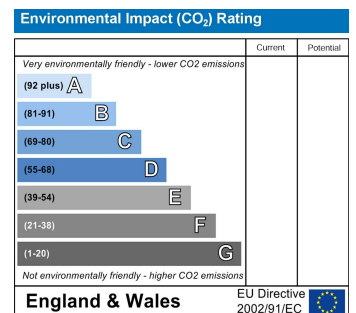
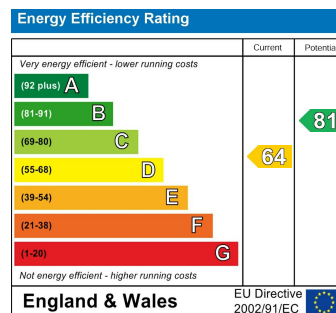
The vendor has advised the following:

Property Tenure is Freehold

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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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