

# HoldenCopley

PREPARE TO BE MOVED

Holden Gardens, Stapleford, Nottingham NG9 7GX

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**Guide Price £400,000 - £425,000**

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DETACHED HOUSE...

We are delighted to present this five-bedroom detached house, perfectly designed for a growing family. Situated in a highly sought-after location, this property boasts close proximity to an array of local amenities including the scenic Attenborough Nature Reserve, a variety of shops, excellent transport links and top-rated school catchments. Upon entering the property, you are greeted by an entrance hall that provides access to all ground floor rooms. The ground floor features two generously sized reception rooms, ideal for family gatherings and entertaining guests. The fully fitted kitchen comes with modern appliances and ample storage, complemented by a conveniently located utility room with additional storage and laundry facilities. A ground floor W/C adds to the convenience. The first floor offers five well-proportioned bedrooms, perfect for a growing family or guests, with the master bedroom including an en-suite bathroom. A three-piece family bathroom suite serves the other bedrooms. Additional storage space is available with access to the loft. The exterior of the property includes a driveway at the front, providing off-road parking and access to the garage. The private rear garden features a patio area, a lawn and a charming summer house, perfect for outdoor relaxation and activities. This property is the perfect blend of spacious accommodation, modern amenities and an enviable location. Viewing is highly recommended to fully appreciate all that this superb family home has to offer.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- En-Suite
- Driveway & Garage
- Private Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has a UPVC double-glazed window to the side elevation and a single composite door.

### Hall

6'4" x 15'0" (1.95m x 4.59m)

The hall has carpeted flooring and stairs, a radiator, a built-in cupboard, coving and a single composite door providing access into the accommodation.

### W/C

2'3" x 5'7" (0.70m x 1.72m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, a towel rail, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

### Living Room

10'8" x 17'0" (3.27m x 5.20m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Dining Room

10'7" x 9'7" (3.25m x 2.93m)

The dining room has two UPVC double-glazed windows to the rear elevation, a single UPVC door providing access out to the garden, carpeted flooring, a radiator and coving.

### Kitchen

9'11" x 9'10" (3.03m x 3.02m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge, carpeted flooring, a radiator, partially tiled walls and a UPVC double-glazed window to the rear elevation.

### Utility Room

5'11" x 10'0" (1.82m x 3.05m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, carpeted flooring, a radiator, partially tiled walls, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

## FIRST FLOOR

### Landing

10'3" x 10'1" (3.14m x 3.08m)

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

### Master Bedroom

10'4" x 10'0" (3.17m x 3.07m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe and direct access to the en-suite.

### En-Suite

4'4" x 7'1" (1.34m x 2.17m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, carpeted flooring, a chrome heated towel rail, tiled walls, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'5" x 9'10" (3.18m x 3.01m)

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

### Bedroom Three

8'0" x 12'11" (2.45m x 3.94m)

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

### Bedroom Four

7'4" x 10'9" (2.26m x 3.30m)

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

### Bedroom Five

11'6" x 7'1" (3.53m x 2.17m)

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

### Bathroom

6'11" x 6'4" (2.13m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower, carpeted flooring, a chrome heated towel rail, an extractor fan, tiled walls, an electric shaving point and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

## Garage

17'11" x 7'6" (5.48m x 2.31m)

The garage has lighting, power points, shelving, a single door and an up and over door.

## Front

To the front of the property is a garage and a driveway.

## Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, decorative stones, various plants and shrubs, a lawn, a patio area and a summer house.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, EE

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G & 4G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

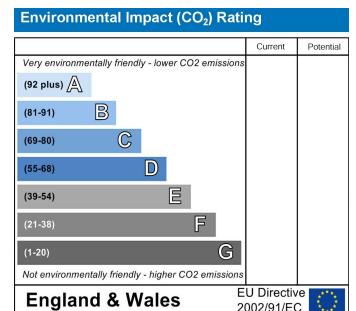
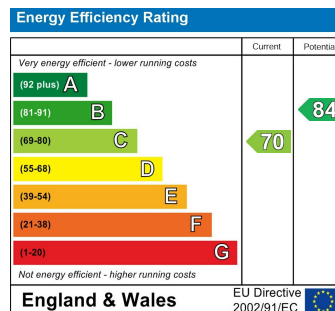
The vendor has advised the following:

Property Tenure is Freehold

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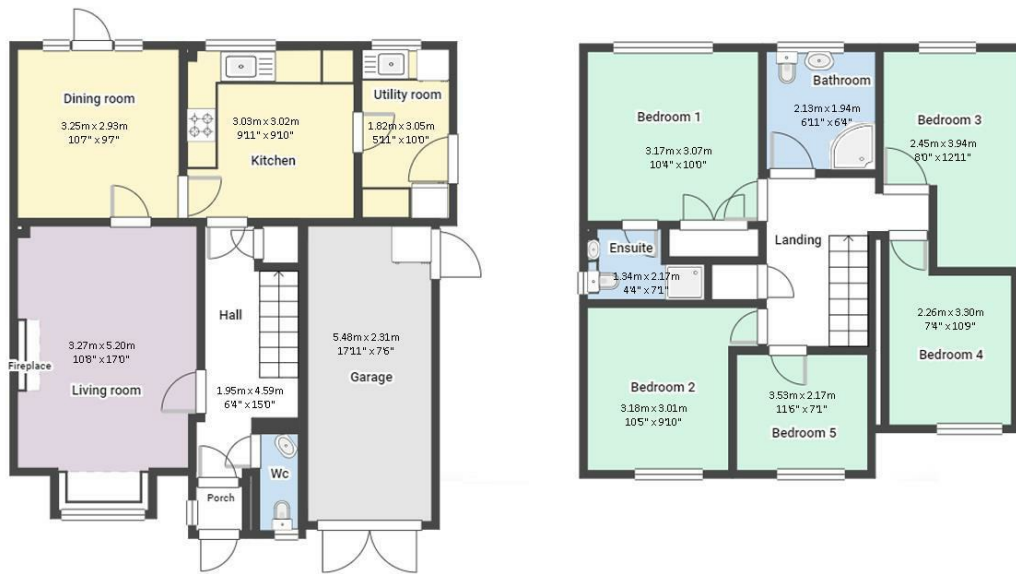
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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