

# HoldenCopley

PREPARE TO BE MOVED

Norfolk Avenue, Toton, Nottinghamshire NG9 6GP

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**Guide Price £300,000 - £325,000**

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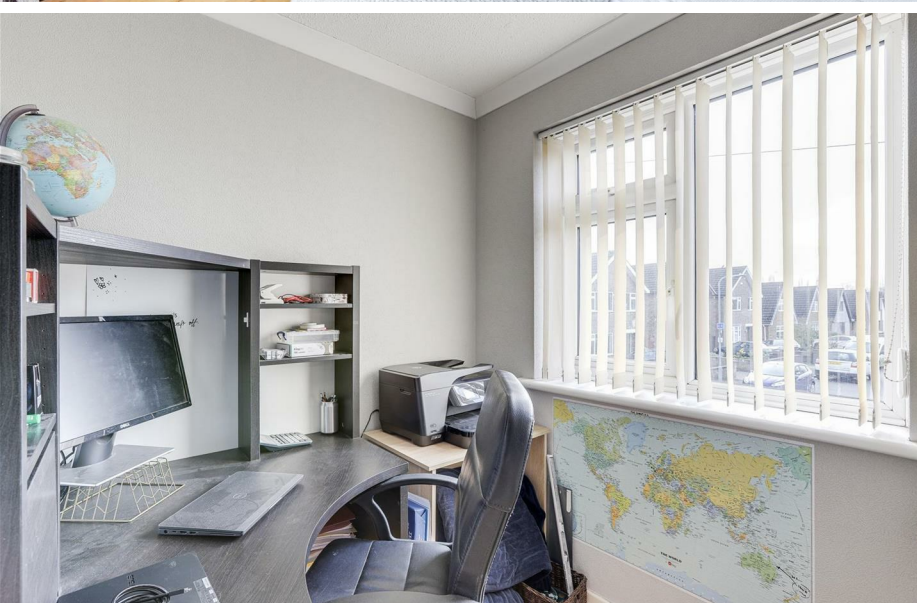
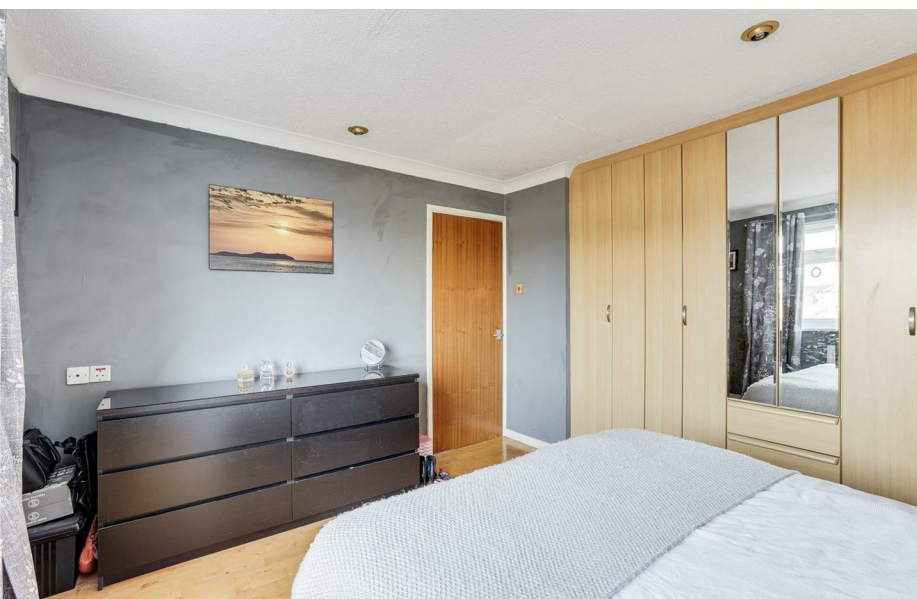
GUIDE PRICE £300,000 - £325,000

### SPACIOUS DETACHED HOUSE...

Introducing a three-bedroom detached house that epitomizes comfortable and modern living. Recently updated with a new combi boiler, this home ensures both efficiency and convenience. The ground floor welcomes you with an inviting entrance hall that leads to a spacious living room, perfect for relaxation and entertaining guests. Adjacent to the living room is a delightful dining area, ideal for family gatherings or dinner parties. The well-equipped fitted kitchen offers functionality and style, catering to culinary enthusiasts. Ascending to the first floor, you'll find three inviting bedrooms and a luxurious four-piece bathroom suite, providing a comfortable and private retreat for the entire family. Outside, the property features a convenient driveway and garage, offering ample off-road parking. The private enclosed garden enhances the home's appeal, providing a tranquil outdoor space for relaxation and recreation. Situated in a quiet residential location, this property is within reach of various local amenities, including Manor Farm Recreation Ground, excellent transport links, and shops. This well-maintained home exemplifies sophisticated living and is sure to capture the hearts of those seeking the perfect blend of comfort and style.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'8" x 6'11" (max) (4.49m x 2.11m (max))

The entrance hall has carpeted flooring, an under-stair storage cupboard, a radiator, coving to the ceiling, an obscure window to the front elevation and a single door providing access into the accommodation

### Under-Stair Storage Cupboard

6'11" x 3'2" (2.12m x 0.99m )

### Living Room

11'10" x 11'4" (3.63m x 3.46m )

The living room has carpeted flooring, a TV point, a radiator, wall-mounted light fixtures, recessed spotlights and a UPVC double glazed window to the front elevation

### Dining Room

18'7" x 11'8" (max) (5.67m x 3.58m (max))

The dining room has carpeted flooring, a TV point, a radiator, recessed spotlights, two Velux windows, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

### Kitchen

11'9" x 9'0" (max) (3.60m x 2.75m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

9'10" x 6'10" (max) (3.02m x 2.09m (max))

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double glazed window to the side elevation, coving to the ceiling and provides access to the loft and first floor accommodation

### Storage Cupboard

2'4" x 1'9" (0.73m x 0.54m )

### Bedroom One

12'0" x 10'11" (3.66m x 3.35m )

The main bedroom has wood-effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Two

12'1" x 10'7" (max) (3.70m x 3.24m (max))

The second bedroom has wood-effect flooring, a range of in-built wardrobes and drawer units, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'0" x 6'11" (max) (2.45m x 2.11m (max))

The third bedroom has wood-effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bathroom

8'7" x 6'9" (max) (2.63m x 2.06m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a waterfall-style shower fixture, a chrome heated towel rail, tiled walls, recessed spotlights and two UPVC double glazed obscure windows to the side and rear elevations

## OUTSIDE

### Front

To the front of the property is a lawn, courtesy lighting, a block paved driveway with access to the garage providing ample off-road parking and side access to the rear garden

### Garage

18'7" x 8'10" (5.67m x 2.71m )

The garage has lighting, multiple power points, space and plumbing for a washing machine, two windows to the side and rear elevations and a single door to the side and an up-and-over door to the front providing access

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a stone chipped area, courtesy lighting, an outdoor tap and panelled fencing

## DISCLAIMER

Disclaimer: The vendor has informed us that there has been a single-storey extension, which has been signed off. We are currently awaiting the documents however just to confirm that 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 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.

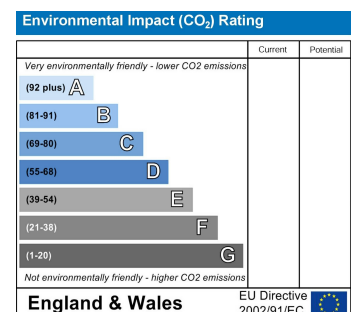
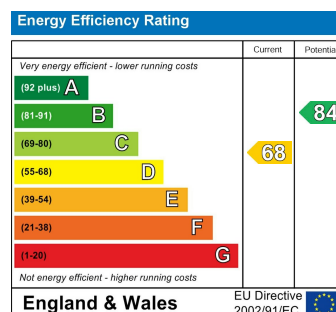
The vendor has advised the following:

Property Tenure is Freehold

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.

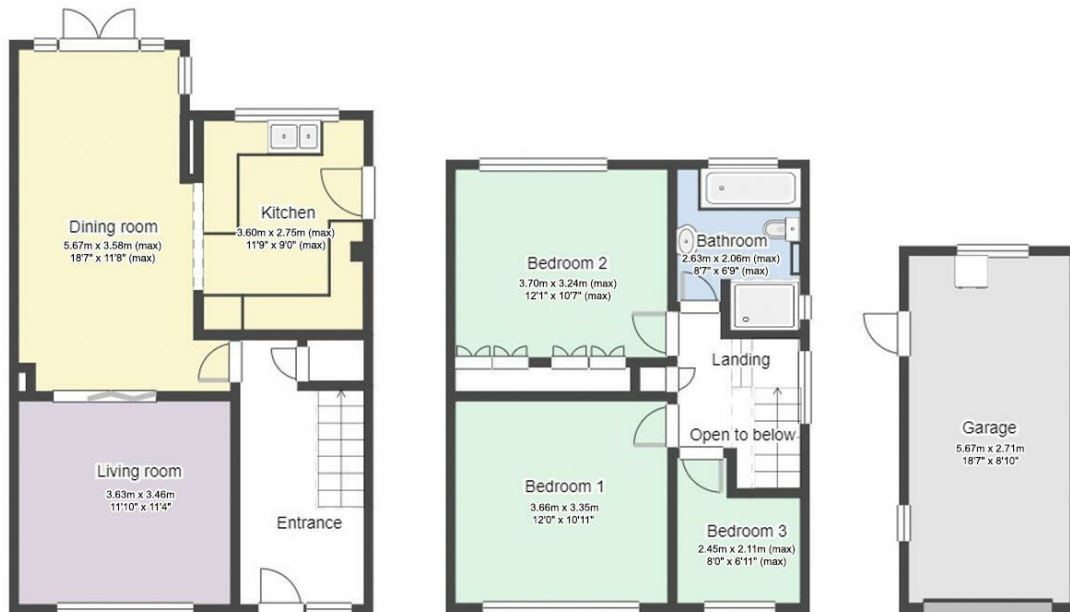
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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