

HoldenCopley

PREPARE TO BE MOVED

Burton Drive, Beeston, Nottinghamshire NG9 5NS

£360,000

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WELL-PRESENTED THROUGHOUT....

This well-presented three-bedroom detached family home is situated in the popular location of Beeston. Just a stone's throw away from excellent transport links, including tram stops, this property is ideally located for easy access to Nottingham Universities, schools, and excellent commuting routes such as the A52. As you step inside, a welcoming entrance hall greets you, leading to a modern kitchen diner, an ideal space for cooking and family meals. The adjacent reception room is bright and inviting, featuring large sliding patio doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a convenient W/C, adding to the home's practical layout. On the upper level, you'll find two spacious double bedrooms, a well-proportioned single bedroom, and a three-piece bathroom suite, providing ample space for the whole family. Outside, the property continues to impress. The front boasts a driveway with off-road parking, access to the garage, and a garden area adorned with plants and shrubs, enhancing the home's kerb appeal. To the rear, an enclosed garden offers a serene retreat, complete with a patio seating area, a well-maintained lawn bordered by a variety of plants and shrubs, a shed and a vegetable patch for those who enjoy gardening.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Driveway & Garage
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'1" x 5'11" (3.09 x 1.81)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Kitchen Diner

15'1" x 9'10" (4.61 x 3.00)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, a freestanding range cooker & extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, a radiator, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Living Room

16'2" x 11'10" (4.95 x 3.61)

The living room has carpeted flooring, a radiator, an feature fireplace and sliding patio doors opening out to the rear garden.

W/C

6'3" x 2'3" (1.92 x 0.70)

This space has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

11'4" x 6'4" (3.46 x 1.95)

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

Master Bedroom

14'3" x 9'6" (4.36 x 2.90)

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

Bedroom Two

12'10" x 9'6" (3.92 x 2.91)

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

Bedroom Three

8'11" x 7'4" (2.73 x 2.25)

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

Bathroom

6'5" x 6'3" (1.96 x 1.93)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath and a shower fixture, a heated towel rail, tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, gated access to the rear garden and a garden area with plants and shrubs.

Garage

18'3" x 17'1" (5.58 x 5.21)

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn boarded by a range of a plants and shrubs, a shed, a vegetable patch and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 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

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.

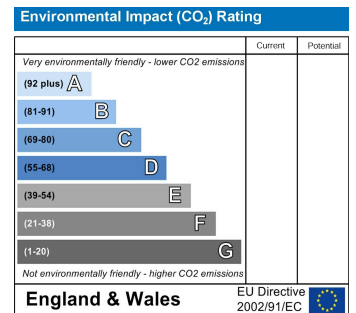
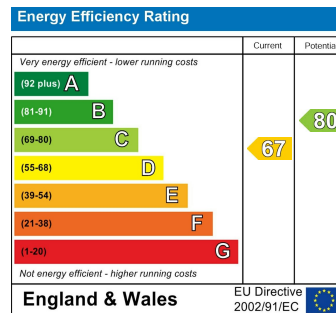
The vendor has advised the following:

Property Tenure is Freehold

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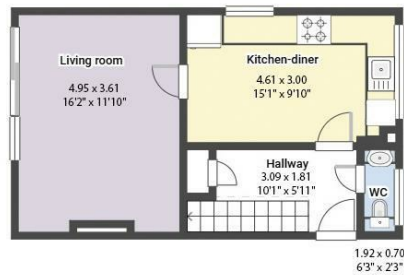
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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