

HoldenCopley

PREPARE TO BE MOVED

Queens Drive, Beeston, Nottinghamshire NG9 2ES

Guide Price £325,000 - £350,000

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LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation, is well presented throughout and is located in a prime, sought-after area. Situated within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property is ideal for families and commuters alike. Upon entering the home, there is an entrance that leads to a bright and airy living room, perfect for relaxation. The dining room, with access to a convenient pantry, offers ample space for family meals or entertaining, and the fitted kitchen provides functionality and feature integrated appliances. The first floor boasts three bedrooms, one of which includes a private en-suite, along with a three-piece family bathroom suite. The second floor reveals a versatile attic room, offering additional space. Externally, the front of the property features a driveway that leads to a carport and a garage, providing ample parking and storage. To the rear, a private south-facing garden offers a peaceful retreat, complete with decking, a patio area, a lawn, a pond, and a shed. This outdoor space is perfect for relaxing, gardening, or entertaining, offering a comfortable and inviting home for those looking to enjoy both practicality and leisure.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite & En-Suite
- Attic Room
- Driveway, Garage & Carport
- Private South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

5'3" x 2'11" (1.61m x 0.90m)

The entrance has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

14'11" x 13'11" (max) (4.31m x 4.26m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, two radiators, a feature fireplace with a decorative surround, coving and a ceiling rose.

Dining Room

11'5" x 12'5" (max) (3.50m x 3.8m (max))

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, two radiators, wall-mounted light fixtures, open access into the kitchen and a UPVC single door providing access out to the garden.

Pantry

5'1" x 2'7" (1.56m x 0.80m)

The pantry has a wall-mounted boiler and a UPVC double-glazed obscure window to the side elevation.

Kitchen

19'4" x 8'0" (max) (5.91m x 2.45m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven and microwave, a freestanding dishwasher, a freestanding American-style fridge freezer, stainless steel sink and a half with a drainer and a swan neck mixer tap, a gas hob with an extractor hood, space and plumbing for a washing machine, tiled flooring, partially tiled walls, recessed spotlights and UPVC double-glazed windows to the rear and side elevations.

FIRST FLOOR

Landing

10'10" x 10'0" (max) (3.32m x 3.05m (max))

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

Master Bedroom

13'0" x 12'5" (max) (3.97m x 3.80m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes and over the head cupboards, a wall-mounted light fixture, coving and access into the en-suite.

En-Suite

4'7" x 4'4" (1.41m x 1.34m)

The en-suite has a corner wash basin with fitted storage, a corner shower enclosure with an electric shower, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, an extractor fan, coving and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

17'6" x 6'10" (max) (5.35m x 2.09m (max))

The second bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, two radiators, fitted mirrored sliding door wardrobes, a fitted desk with cupboards, coving and spotlights.

Bedroom Three

10'11" x 8'6" (max) (3.33m x 2.61m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, eaves storage, built-in wardrobes and cupboards and coving.

Bathroom

7'11" x 6'0" (2.43m x 1.83m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath with an electric shower, a glass shower screen, tiled flooring, a radiator, an electric shaving point, partially tiled walls, an extractor fan, coving and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Room

10'2" x 10'2" (3.11m x 3.10m)

This space has eaves storage and a velux window.

OUTSIDE

Front

To the front is a driveway leading to the carport and garage.

Carport

17'7" x 7'1" (5.36m x 2.18m)

Garage

17'10" x 7'2" (5.45m x 2.20m)

The garage has lighting, a wooden single-glazed window and an up and over garage door.

Rear

To the rear of the property is a private south facing garden with an outdoor tap, courtesy lighting, decking, a patio, a shed, a lawn, mature trees and shrubs and a pond.

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 - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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