

HoldenCopley

PREPARE TO BE MOVED

Park Street, Beeston, Nottinghamshire NG9 1DF

£450,000

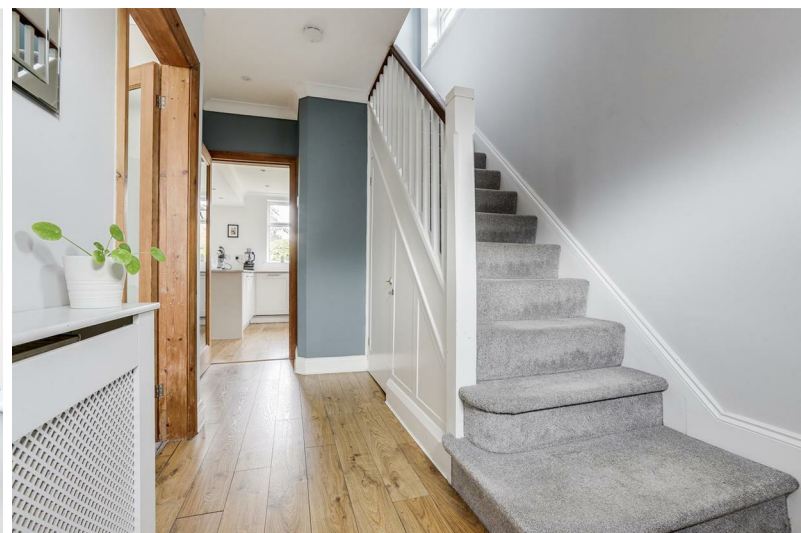
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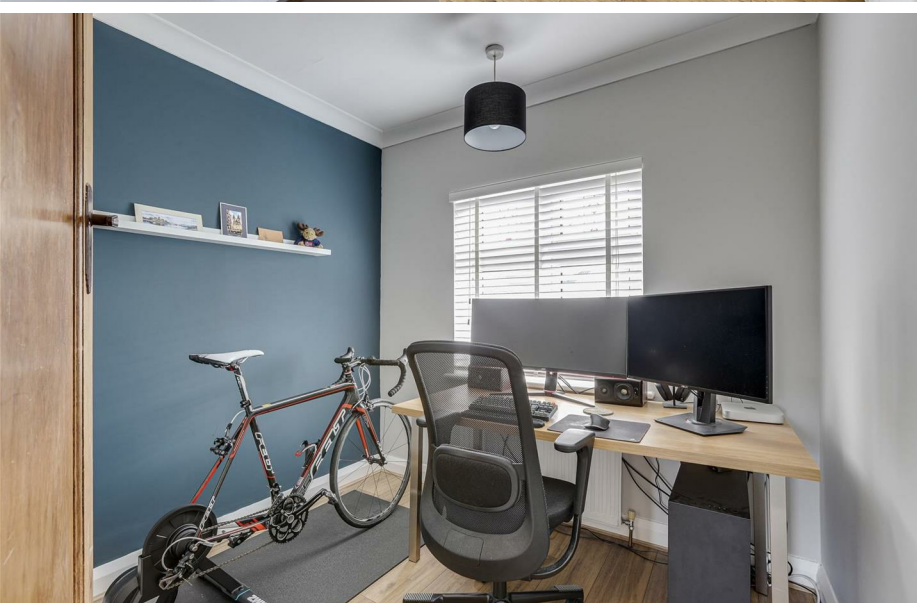


LOCATION LOCATION LOCATION...

This three-bedroom detached house is beautifully presented throughout, offering a move-in-ready opportunity ideal for a variety of buyers. Situated in a highly convenient location, the property benefits from proximity to local amenities including shops, excellent transport links, and great school catchments, making it the perfect choice for families or professionals alike. The ground floor welcomes you with an entrance hall leading to a bright and spacious living room, ideal for relaxing and entertaining. The heart of the home is the modern fitted kitchen diner, offering ample space for cooking, dining, and family gatherings, with stylish finishes and plenty of natural light. Upstairs, the property features three bedrooms, each thoughtfully designed with comfort in mind. The four-piece bathroom suite is both practical and contemporary, providing a touch of luxury. There is also access to a boarded loft, offering generous storage space for all your needs. Externally, the property continues to impress, with a block-paved driveway at the front providing ample off-street parking. To the rear is a private garden, complete with patio areas for outdoor dining and a lawn, making it an ideal space for children to play or for hosting guests. Additionally, the garden includes a shed for extra storage. Although now expired planning permission was previously approved for a side extension, offering potential to further enhance the property. With its stylish décor, spacious layout, and prime location, this property is perfect for anyone looking to move straight in and enjoy a beautifully presented home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'11" x 7'11" (max) (4.25m x 2.43m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in under the stairs cupboard, coving, a ceiling rose, a diamond shaped UPVC double-glazed window to the side elevation and a single door providing access into the accommodation.

Living Room

14'6" x 11'11" (max) (4.42m x 3.65m (max))

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

Kitchen/Diner

19'4" x 13'11" (max) (5.90m x 4.26m (max))

The kitchen diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven and dishwasher, an electric hob with an extractor hood, a composite sink with a drainer and a swan neck mixer tap, space for a dining table set, wood-effect flooring, vertical radiators, coving, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

8'6" x 8'2" (max) (2.61m x 2.49m (max))

The landing has carpeted flooring, a radiator, access to the boarded loft via a drop-down ladder, a UPVC double-glazed obscure window to the side elevation, coving, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

14'11" x 10'11" (max) (4.57m x 3.33m (max))

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

Bedroom Two

14'0" x 11'0" (max) (4.27m x 3.36m (max))

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

Bedroom Three

8'1" x 7'5" (2.48m x 2.28m)

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

Bathroom

8'6" x 7'10" (2.60m x 2.41m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted double ended bath with central taps, a walk in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, coving, recessed spotlights and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block paved driveway and a single wooden gate providing access to the rear of the property.

Rear

To the rear of the property is a private garden with a fence panelled boundary, two patio areas, a lawn, mature trees and shrubs, an outdoor tap and a shed.

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, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium 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.

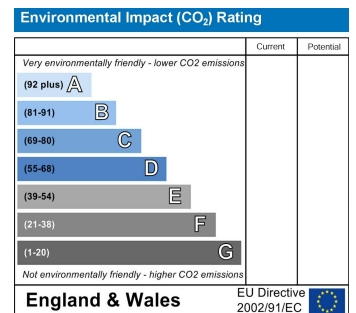
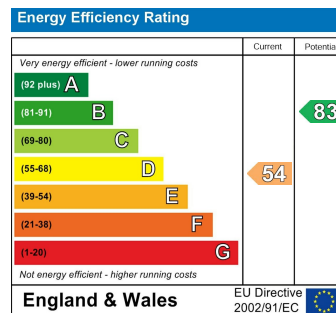
The vendor has advised the following:

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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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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