

HoldenCopley

PREPARE TO BE MOVED

David Grove, Beeston, Nottinghamshire NG9 3AF

Offers Over £400,000

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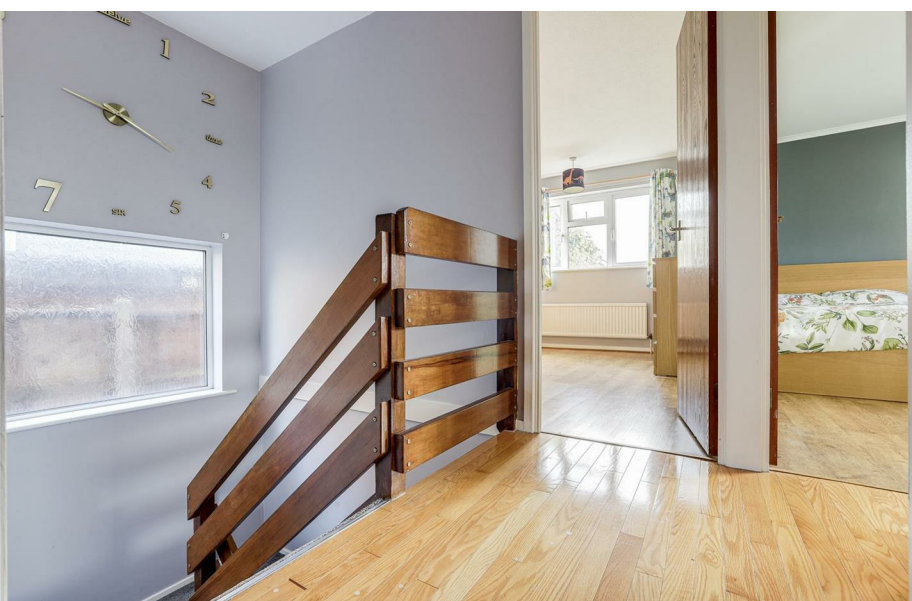


DETACHED HOUSE...

This spacious and well-presented four-bedroom detached home is perfectly situated in a popular residential location, and offers excellent transport links via the A52, making it an ideal choice for a growing family. Upon entering the property, you are greeted by a welcoming porch and entrance hall. At the front of the home, you'll find a bright and airy living room, enhanced by a charming square bow window. Adjacent to the living room is a separate study with a bright south-facing window. Off the entrance hall, there is a convenient ground-floor W/C and sink. The heart of the home is undoubtedly the open-plan kitchen diner, which boasts various lighting options, a modern fitted kitchen with solid oak worktops, a Belfast-style sink, and a central island and breakfast bar, as well as several integrated appliances. The kitchen flows effortlessly into the family room, where sliding patio doors open directly onto the rear garden. The kitchen and family areas have underfloor heating. Upstairs, the property offers four well-proportioned bedrooms. The main bedroom features its own en-suite shower room. The remaining three bedrooms are spacious. The family bathroom is complete with a three-piece suite. Externally, you will find recently fitted solar panels with a capacity of 4.4kw are fitted on the south-facing aspect, and a battery of 9.5kwh provides the capacity to store energy for a typical day's use. At the front, there is a small, well-maintained lawn with planted shrubs and bushes. A driveway leads to a twin garage. The garage offers ample storage space, along with lighting and electricity, and an up-and-over door opening onto the driveway. The enclosed rear garden is perfect for families, offering a private space with a patio area for outdoor dining, a lawn, and a planted border. The garden is enclosed by a brick wall and fence panels, providing a secure and safe environment, with gated access for convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room & Study
- Fitted Kitchen Diner
- Family Room
- Three-piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Double Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

3'11" x 2'8" (1.20m x 0.82m)

The porch has tiled flooring, and a composite door opening to the front garden.

Entrance Hall

9'11" x 5'8" (max) (3.03m x 1.74m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, coving to the ceiling, and a door providing access into the accommodation.

W/C

7'1" x 3'4" (max) (2.18m x 1.03m (max))

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, a tiled splashback, and tiled flooring.

Living Room

12'7" x 11'10" (max) (3.86m x 3.62m (max))

The living room has a UPVC double glazed square bow window to the front elevation, a media wall with a feature fireplace, a TV point, coving to the ceiling, a radiator, and wood-effect flooring.

Study

11'11" x 6'2" (3.65m x 1.90m)

The study has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

19'4" x 12'11" (max) (5.91m x 3.94m (max))

The kitchen diner has a range of fitted base and wall units with solid wooden worktops and a central island with a breakfast bar, a Belfast sink, an integrated double oven, a ceramic hob, an integrated microwave, space and plumbing for a washing machine, space for an American fridge freezer, space for a tumble dryer, a vertical radiator, recessed spotlights, space for a dining table, wood-effect flooring, two UPVC double glazed window to the side elevations, a UPVC door opening to the rear garden, and bi-folding doors opening into the family room.

Family Room

8'2" x 8'2" (2.51m x 2.50m)

The family room has a UPVC double glazed window to the rear elevation, a radiator, wood-effect flooring, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

12'11" x 9'3" (max) (3.96m x 2.82m (max))

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the bordered loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

12'3" x 12'3" (max) (3.75m x 3.74m (max))

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and drawers, a radiator, coving to the ceiling, wood-effect flooring, and open access into the shower room.

Shower Room

6'2" x 2'6" (1.89m x 0.78m)

The shower room has a vanity-style wash basin tiled splashback, a shower enclosure with a wall-mounted shower fixture and waterproof boarding, coving to the ceiling, and wood-effect flooring.

Bedroom Two

12'2" x 9'7" (3.71m x 2.94m)

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

Bedroom Three

12'3" x 9'7" (3.74m x 2.93m)

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

Bedroom Four

13'2" x 7'0" (4.03m x 2.14m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

6'2" x 6'0" (max) (1.88m x 1.85m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn with a planted scrubs and bushes, a driveway to the garage, and gated access to the rear.

Garage

34'11" x 8'11" (10.65m x 2.72m)

The twin garage has ample storage space, lighting, electrics, a window to the side elevation, a door opening to the rear garden, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed rear garden is a patio area, a planted border, a lawn, access into the garage, a brick wall and fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G, 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 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:

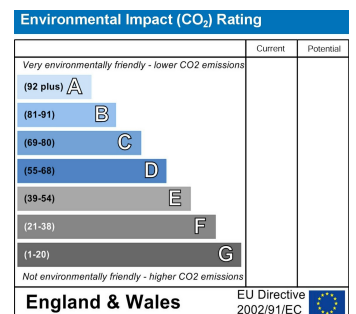
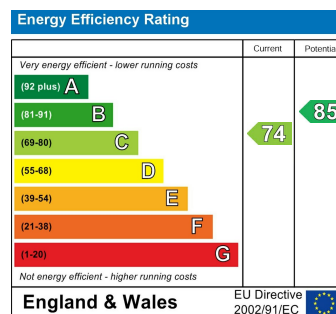
Property Tenure is Freehold

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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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