

# HoldenCopley

PREPARE TO BE MOVED

Hillfield Road, Stapleford, Nottinghamshire NG9 8PS

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Guide Price £220,000 - £250,000

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GUIDE PRICE: £220,000 - £240,000

NO UPWARD CHAIN!

WELL-PRESENTED THROUGHOUT...

This exceptionally well-presented three-bedroom terraced house offers spacious and stylish accommodation, perfect for first-time buyers or families. Located in a popular residential area, the home is ideally situated near schools for all ages, open playing fields, and within close proximity to Stapleford Town Centre. Commuting is a breeze with easy access to the A52 for Nottingham and Derby, as well as Junction 25 of the M1 for further travel. The property has undergone significant improvements over the years, including a modernised kitchen with integrated appliances and electric underfloor heating throughout the ground floor, a newly fitted shower suite, and a recently replaced BAXI boiler with warranty remaining—ensuring peace of mind for years to come. The well-designed ground floor layout comprises an inviting entrance hall, a comfortable living room, a bright conservatory, and a breakfast kitchen, ideal for family meals and entertaining. Upstairs, three generously sized bedrooms provide ample space, all serviced by the contemporary shower suite. Outside, the front of the property features a driveway for off-road parking, while the landscaped rear garden offers a private haven complete with a large patio for outdoor dining, a lawn, a timber shed, and a spacious outhouse, both fitted with power points.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Modern Breakfast Kitchen
- Underfloor Heating
- Newly Fitted Shower Suite
- Recently Replaced BAXI Boiler With Warranty
- Driveway
- Generous Sized Garden With Outbuilding & Shed











GROUND FLOOR

Entrance Hall

6\*8" x 3\*11" (2.04m x 1.20m)

The entrance hall has wood-effect flooring, carpeted stairs, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

16\*0" max x 11\*11" (4.88m max x 3.65m)

The living room has a UPVC double-glazed window to the front elevation, tiled flooring with electric underfloor heating, a wall-mounted digital thermostat, a TV point, coving to the ceiling, a recessed chimney breast alcove with a log-burning stove, a wooden mantelpiece and tiled hearth, and double French doors leading into the conservatory.

Conservatory

11\*5" max x 10\*5" (3.49m max x 3.20m)

The conservatory has tiled flooring with electric underfloor heating, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Breakfast Kitchen

11\*11" x 15\*10" max (3.65m x 4.84m max)

The kitchen has a range of fitted gloss base and wall units with worktops, a fitted breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, a freestanding range cooker with a gas hob and extractor fan, an integrated dishwasher, an integrated fridge and freezer, space and plumbing for a washing machine, tiled flooring with electric underfloor heating, an in-built cupboard, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

2\*5" x 5\*9" (0.75m x 1.77m)

The landing has carpeted flooring, access to the boarded loft with lights via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

8\*9" max x 16\*0" (2.68m max x 4.89m)

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

Bedroom Two

11\*11" x 8\*5" (3.64m x 2.57m )

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

Bedroom Three

9\*2" max x 7\*3" (2.81m max x 2.23m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Shower Room

4\*3" x 8\*4" (1.30m x 2.55m )

This space has a low level dual flush W/C, a vanity unit wash basin, a double shower enclosure with a twin rose thermostatic controlled shower, a chrome heated towel rail, floor-to-ceiling tiles, tiled flooring, recessed spotlights, and two UPVC double-glazed obscure windows to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, an ornamental cherry tree, external lighting, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a large patio area, outdoor tap, external lighting, a wooden arch, gravelling, a range of decorative plants and shrubs, a timber-built shed, a lawn, an outhouse benefiting from power points, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)  
Phone Signal – 3G / 4G / 5G  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric or Gas Central Heating – Connected to Mains Supply  
Septic Tank –  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Non-Standard Construction –  
Any Legal Restrictions –  
Other Material Issues –

DISCLAIMER

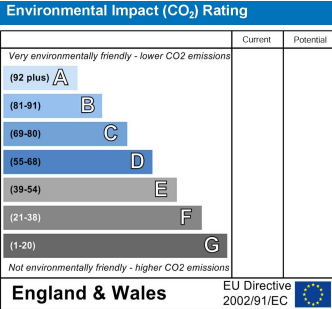
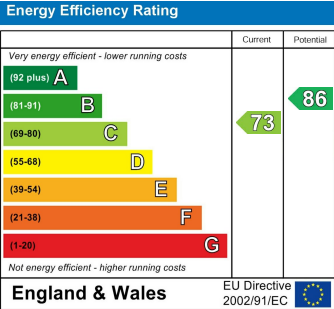
Council Tax Band Rating - Broxtowe Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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