

# HoldenCopley

PREPARE TO BE MOVED

Belton Close, Sandiacre, Nottinghamshire NG10 5PE

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Guide Price £375,000 - £400,000



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## DETACHED FAMILY HOME...

This beautifully presented detached family home is located in a quiet cul-de-sac, just a short distance from the open green spaces of Springfield Park. The property offers excellent connectivity, with easy access to the A52 and M1, making it an ideal choice for families looking for both tranquillity and convenience. The house is thoughtfully designed to provide spacious and flexible accommodation across two floors. Upon entering, a welcoming porch opens into the entrance hall, where you'll find access to a convenient ground-floor W/C. Off the hallway, there is a family room. Toward the rear of the home, a bright and spacious living room features a beautiful bow window. This room connects seamlessly to the modern, open-plan kitchen diner, which is the heart of the home. The kitchen boasts contemporary fittings, a breakfast bar for informal dining, and double French doors that lead out onto the rear garden. The first floor offers four well-proportioned bedrooms, including three generous double bedrooms and a fourth smaller room, ideal as a child's bedroom or a dedicated home office. The master bedroom enjoys the luxury of an en-suite bathroom, while the remaining bedrooms are served by a well-appointed, three-piece family bathroom. Outside, the property is surrounded by landscaped gardens. To the front, planted gravelled borders are complemented by established bushes, shrubs, and mature trees. A seating area offers a welcoming spot to enjoy the front garden, and there is a private driveway with gated access leading to the rear. The rear garden is fully enclosed and features a lawn with planted borders, a patio for al fresco dining, and a shaded pergola seating area, all framed by a fence-panelled boundary for added privacy. A shed provides practical storage, and a second patio area is ideal for enjoying the garden in all seasons.

MUST BE VIEWED







- Detached House
- Four Bedroom
- Living Room
- Family Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Porch

7'10" x 5'2" (2.39m x 1.59m )

The porch has tiled flooring, two UPVC double glazed windows to the front and side elevation, and a door providing access into the accommodation.

Entrance Hall

10'6" x 7'10" (max) (3.22m x 2.39m (max))

The entrance hall has a radiator, wood flooring, carpeted stairs and access to the ground floor accommodation.

W/C

4'1" x 3'3" (1.26m x 1.01m )

This space has an obscure widow to the front elevation, a low level flush W/C, counter-top wash basin with a tiled splashback, a radiator, and tiled flooring.

Family Room

13'5" x 7'6" (max) (4.09m x 2.29m (max))

The family room has a UPVC double glazed window to the front elevation, a TV point, a radiator, and a triple in-built cupboard.

Living Room

15'6" x 12'5" (4.73m x 3.81m )

The living room has a UPVC double glazed bow window to the rear elevation, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, a radiator, and wood flooring.

Kitchen/Diner

24'0" x 8'6" (max) (7.32m x 2.60m (max))

Th kitchen diner has a range of modern fitted base and wall units with worktops and a breakfast bar, a stainless steel under-mounted sink and integrated drainer grooves, an integrated double oven, a gas ring hob and extractor fan, space for a dining table, a vertical radiator, recessed spotlights tiled and wood flooring, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

14'4" x 5'8" (4.37m x 1.74m )

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

Bedroom One

13'1" x 10'4" (3.99m x 3.15m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'2" x 4'5" (max) (2.20m x 1.35m (max))

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower head, a chrome heated towel rail, a shaver socket, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

11'3" x 10'3" (3.45m x 3.13m )

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

Bedroom Three

10'5" x 10'0" (max) (3.19m x 3.07m (max))

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

Bedroom Four

7'9" x 7'4" (2.38m x 2.25m )

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

Bathroom

7'1" x 7'0" (max) (2.17m x 2.15m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-to wash basin with a wall-mounted mixer tap, a panelled bath with central mixer taps, wall-mounted rainfall and handheld shower fixture, an extractor fan, recessed spotlights, a recessed shelving, partially waterproof boarding, and under heating with tiled flooring.

OUTSIDE

Front

To the front of the property are planted gravelled borders with established bushes, shrubs, and trees, a seating area, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn with planted borders housing shrubs, bushes and trees, a shed, a further patio seating area with a Pergola, a 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 & 5G - Some coverage of 3G

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 - Gedling Borough Council - Band

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.

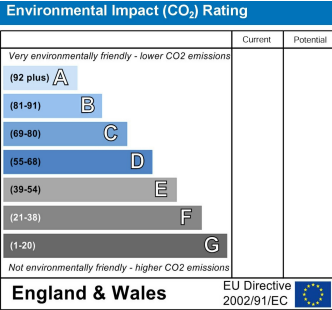
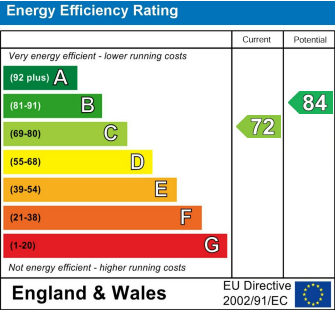
The vendor has advised the following:

Property Tenure is Freehold

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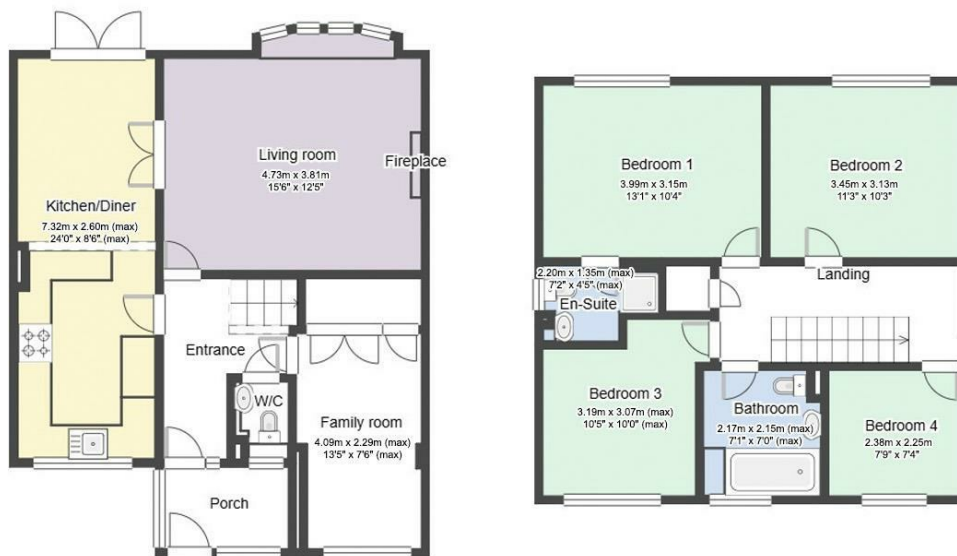
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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