

# HoldenCopley

PREPARE TO BE MOVED

Hillside Road, Beeston, Nottinghamshire NG9 3AY

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Guide Price £625,000 - £650,000



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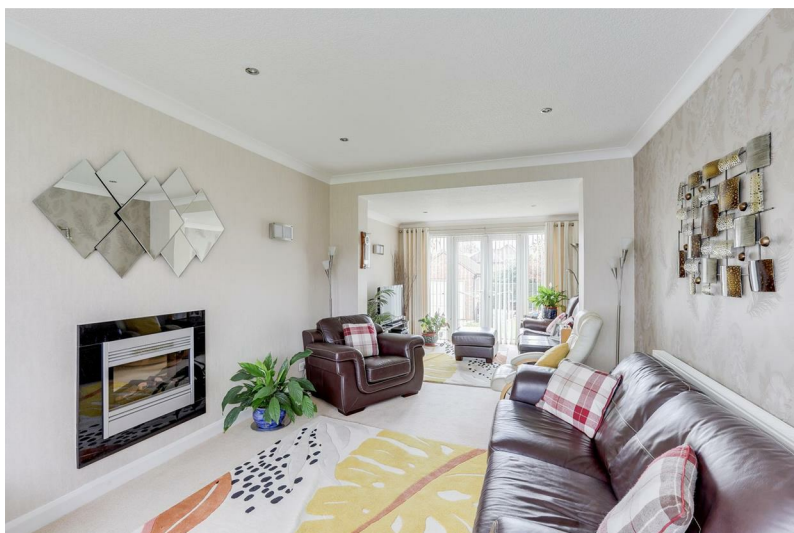
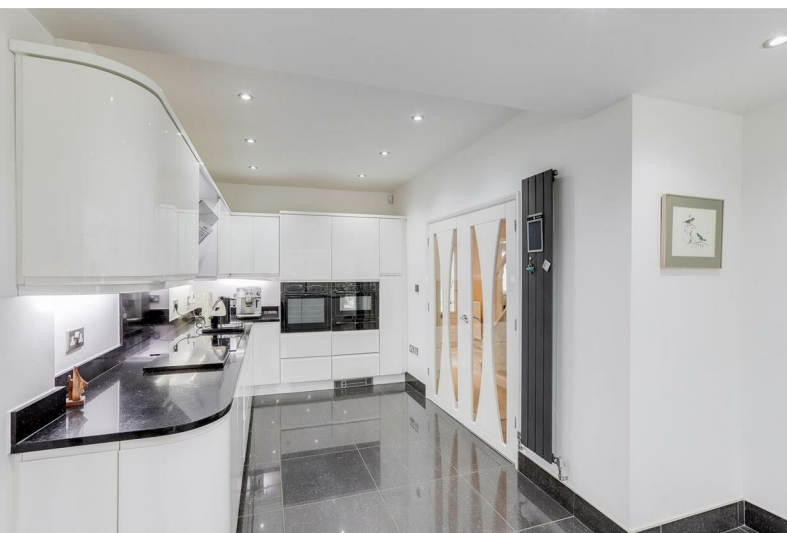


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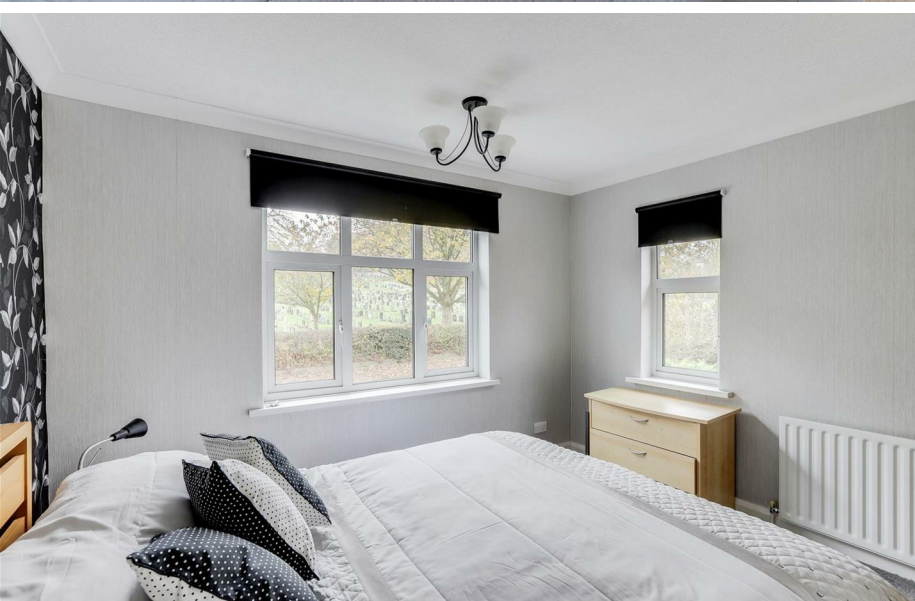
### THE PERFECT FAMILY HOME...

This stunning four-bedroom detached family home offers spacious and beautifully presented accommodation throughout. Perfect for a growing family, this property is ready to move straight in and enjoy a modern, comfortable lifestyle in a sought-after location. Situated within close proximity to a range of local amenities, including the scenic Wollaton Hall and Deer Park, as well as shops, excellent transport links, and great school catchments. The ground floor boasts a generous living room, a separate dining room for formal gatherings, and a shower room. The heart of the home is the modern, fitted kitchen diner, complete with underfloor heating, a roof lantern that floods the space with natural light, and bi-folding doors that open to the rear garden—perfect for indoor-outdoor living. A utility room provides additional storage and access to the integral garage, enhancing the home's practicality. Upstairs, the first floor offers four spacious double bedrooms, two of which include en-suite bathrooms, ensuring privacy and comfort for family members or guests. A dedicated office space provides an ideal environment for working from home, while the three-piece family bathroom and access to a boarded loft offer additional functionality. Outside, the property features a large block-paved dual driveway with ample parking space, including an electric vehicle charging point. The rear of the property presents a private and well-maintained garden with a patio area, ideal for outdoor dining, a lawn, and a garden pod. The extended driveway continues to the rear, leading to a detached garage, offering extra storage or workshop potential. This home offers the perfect blend of style, space, and comfort in a highly desirable location.

MUST BE VIEWED







- Expansive Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner With Integrated Appliances & Utility Room
- Ground Floor Shower Room
- Three Piece Bathroom Suite & Two En-Suites
- First Floor Office
- Two Garages & Large Dual Driveway
- Private Enclosed Rear Garden Featuring A Garden Pod
- Security Alarm & External CCTV Cameras











GROUND FLOOR

Entrance Hall

16'1" x 6'4" (max) (4.91m x 1.95m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, coving, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

27'0" x 11'3" (max) (8.23m x 3.43m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, an inset feature fireplace, wall-mounted light fixtures, coving, recessed spotlights and UPVC double French doors providing access out to the garden.

Dining Room

14'1" x 11'5" (max) (4.31m x 3.49m (max))

The dining room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator, a dado rail, coving and recessed spotlights.

Shower Room

14'1" x 3'8" (max) (4.30m x 1.12m (max))

The shower room has a low level flush W/C, a pedestal wash basin with storage, a fitted shower enclosure with an electric shower, laminate flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Kitchen Diner

30'4" x 10'11" (max) (9.27m x 3.35m (max))

The kitchen diner has a range of handleless gloss fitted base and wall units with worktops and a matching kitchen island breakfast bar, an integrated dishwasher, fridge, oven, combination oven and a plate warming drawer, an induction hob with an extractor hood, an inset sink and a half with draining grooves, tiled flooring with underfloor heating, two vertical radiators, recessed spotlights, a large roof lantern, UPVC double-glazed windows to the side elevations and UPVC bi-folding doors providing access out to the garden.

Utility Room

8'10" x 8'2" (2.70m x 2.50m )

The utility room has a range of fitted base and wall units with worktops, a sink with a drainer, an integrated fridge-freezer, space and plumbing for a washing machine, tiled flooring, a radiator, access into the garage, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

Garage

24'0" x 8'1" (max) (7.34m x 2.48m (max))

The garage has a UPVC double-glazed window to the side elevation, lighting, shelves and an up and over garage door.

FIRST FLOOR

Landing

18'8" x 11'4" (max) (5.70m x 3.46m (max))

The landing has carpeted flooring, a radiator, a built-in cupboard, coving, recessed spotlights, access into the boarded loft and provides access to the first floor accommodation.

Office

8'0" x 7'3" (2.45m x 2.22m)

The office has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and coving.

Master Bedroom

14'4" x 13'6" (max) (4.38m x 4.12m (max))

The main bedroom has UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, wardrobes, coving, recessed spotlights and access into the en-suite.

En-Suite

8'2" x 6'10" (2.49m x 2.10m )

The en-suite has a low level flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

16'0" x 11'3" (4.89m x 3.43m )

The second bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, two radiators, wardrobes, coving, recessed spotlights and access into the en-suite.

En-Suite

8'0" x 6'9" (2.46m x 2.08m )

The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

12'0" x 11'6" (3.67m x 3.51m )

The third bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, wardrobes and coving.

Bedroom Four

12'8" x 7'11" (max) (3.88m x 2.43m (max))

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

Bathroom

8'0" x 7'9" (max) (2.44m x 2.38m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and bi-folding glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a large block paved dual driveway, a garden with a lawn, an electric vehicle charging point, a single iron gate and double iron gates providing access to the rear garage.

Rear

To the rear of the property is a private enclosed garden with an extended block paved driveway, a detached garage, a patio, a garden pod, courtesy lighting, a lawn, mature shrubs and trees, decorative stones and a shed.

Garage

18'7" x 9'3" (max) (5.67m x 2.84m (max))

The garage has a UPVC double-glazed window to the side elevation, lighting, power points, a single UPVC door and an up and over garage door.

Garden Pod

6'9" x 6'9" (2.07m x 2.07m )

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) 100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – 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.

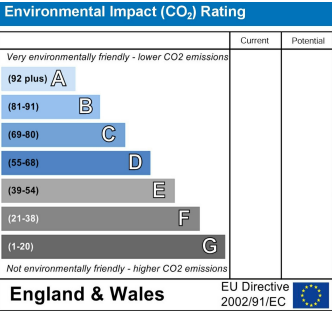
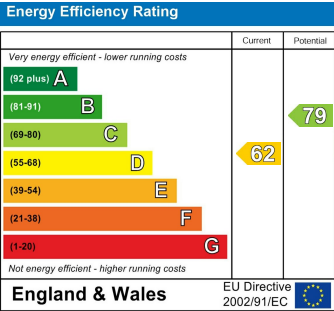
The vendor has advised the following:

Property Tenure is Freehold

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## 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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