

HoldenCopley

PREPARE TO BE MOVED

Firth Drive, Beeston, Nottinghamshire NG9 6NL

Guide Price £400,000

Firth Drive, Beeston, Nottinghamshire NG9 6NL



GUIDE PRICE £400,000 - £425,000

IMMACULATELY PRESENTED THROUGHOUT...

This exceptional three-bedroom detached home exudes style, space, and sophistication, presenting an outstanding opportunity for family buyers seeking a property ready to move into and enjoy. Meticulously maintained and immaculately presented throughout, it offers a seamless blend of modern design and practical living in a sought after location. Nestled within close reach of the scenic Attenborough Nature Reserve, a variety of local shops, excellent transport links, and highly rated school catchments. The ground floor welcomes you with an entrance hall, leading to a convenient W/C and a beautifully appointed living room. A separate dining room offers a space for hosting, while the contemporary fitted kitchen boasts sleek finishes and ample storage. The adjoining utility room ensures functionality, and the integral garage provides both secure parking and versatile storage. Upstairs, the first floor continues to impress with three generously sized bedrooms, with the master bedroom is a luxurious retreat, complete with a stylish en-suite bathroom, while the remaining bedrooms are served by a chic three-piece shower room. The property also offers access to the loft, providing valuable additional storage space and potential for future expansion. Outside, the front of the property offers a driveway for convenient off-street parking, while the rear garden is a private oasis. Featuring a spacious block-paved patio, ideal for al fresco dining, and a well-maintained lawn, the outdoor space is perfect for both entertaining and unwinding. This home effortlessly combines contemporary living with a warm, family-friendly ambiance, making it a true standout in a desirable location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen & Utility Room
- Spacious Living Room & Dining Room
- Ground Floor W/C
- Stylish Three Piece Shower Room & En-Suite
- Integral Garage & Driveway
- Well-Maintained Private Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'5" x 6'0" (max) (4.71m x 1.83m (max))
The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

W/C

6'8" x 2'7" (2.05m x 0.81m)
This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

17'10" x 10'4" (max) (5.44m x 3.16m (max))
The living room has a UPVC double-glazed square bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring, a feature fireplace with a decorative surround and open access into the dining room.

Dining Room

9'6" x 8'6" (2.91m x 2.60m)
The dining room has carpeted flooring, a radiator and UPVC double French doors providing access out to the garden.

Kitchen

10'10" x 9'4" (max) (3.32m x 2.87m (max))
The kitchen has a range of fitted shaker style base and wall units with quartz worktops, an inset stainless steel sink with draining grooves and a swan neck mixer tap, an integrated double oven, fridge and dishwasher, an electric hob with an extractor fan, wood-effect flooring, a radiator, partially tiled walls and a UPVC double-glazed window to the rear elevation.

Utility Room

9'4" x 5'7" (2.86m x 1.72m)
The utility room has fitted shaker style base units with worktops, an inset stainless steel sink with draining grooves and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a radiator, a wall-mounted boiler, partially tiled walls, access into the garage, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Garage

17'8" x 8'9" (max) (5.39m x 2.67m (max))
The garage has lighting, shelving and a roller garage door.

FIRST FLOOR

Landing

11'1" x 6'7" (max) (3.38m x 2.03m (max))
The landing has carpeted flooring, access to the loft, two built-in cupboards and provides access to the first floor accommodation.

Master Bedroom

12'10" x 9'8" (max) (3.93m x 2.96m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in mirrored wardrobe and access into the en-suite.

En-Suite

7'2" x 5'1" (max) (2.19m x 1.56m (max))
The en-suite has a low level concealed dual flush W/C, a wall-mounted wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

9'7" x 9'6" (2.94m x 2.91m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

7'8" x 7'6" (max) (2.35m x 2.31m (max))
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Shower Room

6'5" x 6'2" (1.97m x 1.88m)
The shower room has a low level concealed dual flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove with LED lighting, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and mature shrubs, a driveway and a single wooden gate providing rear access.

Rear

To the rear of the property is a private garden with a block paved patio, a well-maintained lawn with a mature shrub border.

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, some 5G & 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

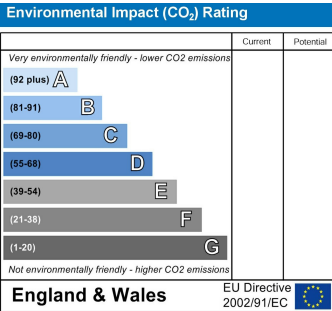
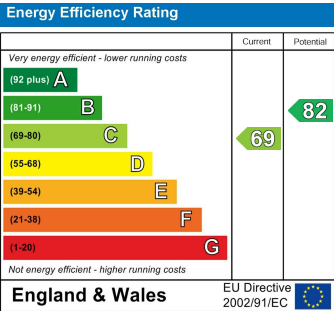
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies, Details are available upon request.



Firth Drive, Beeston, Nottinghamshire NG9 6NL

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.