

# HoldenCopley

PREPARE TO BE MOVED

Dunnock Drive, Stapleford, Nottinghamshire NG9 8JP

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Guide Price £325,000

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GUIDE PRICE £325,000 - £350,000

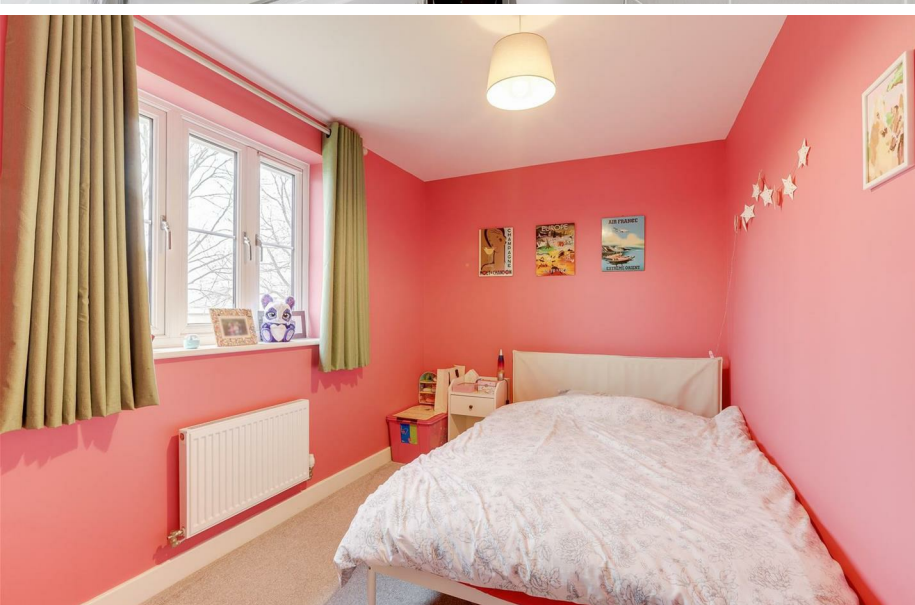
NO CHAIN...

Nestled within a peaceful, recently constructed development, this beautifully presented three-bedroom detached house offers spacious and contemporary accommodation ideal for family living. Conveniently located close to local amenities, open fields, and highly regarded school catchments, the property also benefits from excellent transport links, including easy access to the M1. The ground floor boasts a welcoming entrance hall, a convenient W/C, a modern fitted kitchen diner equipped with a range of integrated appliances, and a generously sized living room, perfect for entertaining or relaxing with family. Upstairs, the first floor features three well-proportioned double bedrooms, including a master bedroom with an en-suite, alongside a stylish family bathroom. Externally, the property enjoys lawned gardens to the front and side, a low-maintenance enclosed rear garden, and access to a private driveway and a single garage, making this home as practical as it is inviting.

MUST BE VIEWED







- Detached House
- Three Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Bathroom & En-Suite
- Low Maintenance Garden
- Driveway & Garage
- Quiet Development
- NHBC Remaining











GROUND FLOOR

Entrance Hall

16'11" x 6'8" (max) (5.17m x 2.05m (max))

The entrance hall has vinyl flooring, a radiator, carpeted stairs, an in-built cupboard, a wall-mounted coat hooks, and a single composite door providing access into the accommodation.

WC

5'7" x 3'1" (1.71m x 0.96m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, a radiator, vinyl flooring, and an extractor fan.

Kitchen/Diner

16'11" x 11'2" (max) (5.16m x 3.42m (max))

The kitchen has a range of fitted gloss base and wall units with laminate worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, vinyl flooring, plinth lighting, space for a dining table, a radiator, a UPVC double-glazed window to the front elevation, and double French doors opening out to the rear garden.

Living Room

16'10" x 14'9" (max) (5.15m x 4.52m (max))

FIRST FLOOR

Landing

12'8" x 6'9" (max) (3.87m x 2.07m (max))

The landing has carpeted flooring, a radiator, an in-built airing cupboard, access to the loft with lighting, and provides access to the first floor accommodation.

Bedroom One

13'1" x 12'6" (max) (4.01m x 3.83m (max))

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

En-Suite

9'1" x 4'0" (max) (2.77m x 1.23m (max))

The en-suite has a low level dual flush W/C, a wall-hung wash basin, a shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation

Bedroom Two

14'5" x 7'8" (max) (4.40m x 2.35m (max))

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

Bedroom Three

11'2" x 8'11" (3.42m x 2.72m )

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

Bathroom

7'6" x 5'6" (max) (2.30m x 1.69m (max))

The bathroom has a low level dual flush W/C, a wall-hung wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a patio pathway with a gravelled border, a lawn and a canopy porch accessing the front door.

Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, an artificial lawn, courtesy lighting, fence panelling, brick walled boundaries, a single door into the garage, and double gated access to the driveway.

Garage

19'7" x 9'3" (5.98m x 2.84m )

The garage has a pitched roof, lighting, a single door to the garden, and an up and over door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

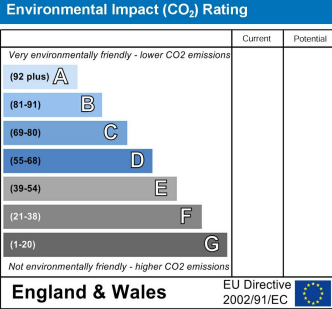
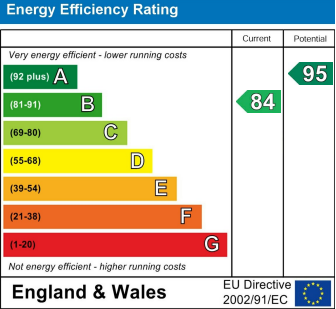
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The vendor has advised the following:  
Property Tenure is Freehold

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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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