

HoldenCopley

PREPARE TO BE MOVED

Westerlands, Stapleford, Nottinghamshire NG9 7JE

£325,000

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NO UPWARD CHAIN...

Situated in a highly sought-after location, this three-bedroom detached home offers spacious and well-balanced accommodation ideal for family living. Set over two floors, the property features a welcoming entrance hall leading to a bright and airy living room, a separate dining room perfect for entertaining, and a well-appointed kitchen. A side lobby provides access to a utility area and the integral garage, adding to the home's practicality. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a family bathroom, and a separate W/C. Benefiting from gas-fired central heating via a combination boiler and double glazing throughout, the property also boasts off-street parking, a new rubber garage, and an enclosed rear garden. Conveniently positioned within easy reach of highly regarded schools such as Fairfield and George Spencer, the home is also well-connected to major transport links, including the A52, Junction 25 of the M1, and the Nottingham tram terminus at Bardills roundabout. Nearby amenities, including a variety of shops and services in Stapleford town centre, further enhance the property's appeal. Offering a fantastic opportunity for families seeking a well-located and spacious home, an internal viewing is highly recommended.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Pantry
- Outhouse
- Bathroom Suite With Separate W/C
- Double-Glazing & Gas Central Heated Boiler
- Low Maintenance Garden
- Double Driveway & Garage
- Quiet Location





GROUND FLOOR

Entrance Hall

11'11" x 6'8" (max) (3.65m x 2.04m (max))

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

Living Room

12'3" x 11'11" (max) (3.74m x 3.65m (max))

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a dado rail, a TV point, a feature fireplace with a decorative surround and a coal effect fire, and double doors to the dining room.

Dining Room

11'5" x 9'10" (max) (3.50m x 3.00m (max))

The dining room has a double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a dado rail, and a radiator.

Kitchen

11'5" x 9'2" (max) (3.49m x 2.80m (max))

The kitchen has a range of fitted base and wall units with marble-effect rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, an in-built pantry cupboard, a radiator, tiled flooring, and a double-glazed window to the rear elevation.

Pantry

6'0" x 2'6" (1.84m x 0.78m)

Rear Hall

5'11" x 3'5" (1.82m x 1.05m)

The rear hall has quarry tiled flooring, exposed brick walls, internal entry into the outhouse and garage, and a single door providing access to the garden.

Outhouse

6'0" x 4'6" (1.83m x 1.38m)

The outhouse has lighting.

Garage

17'0" x 8'5" (5.20m x 2.57m)

The garage has a window to the side elevation, lighting, and an up and over door opening out onto the front driveway. Additionally, the garage benefits from a recently replaced roof.

FIRST FLOOR

Landing

9'9" x 7'11" (max) (2.99m x 2.43m (max))

The landing has a double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'0" x 11'1" (3.66m x 3.39m)

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

Bedroom Two

11'6" x 11'1" (3.51m x 3.39m)

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

Bedroom Three

8'0" x 7'10" (2.44m x 2.39m)

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

Bathroom

7'11" x 5'4" (max) (2.43m x 1.65m (max))

The bathroom has a sunken wash basin with fitted storage, a bath with a wall-mounted electric shower and a shower screen, vinyl flooring, fully tiled walls, a radiator, an in-built airing cupboard, and a double-glazed obscure window to the rear elevation.

W/C

5'1" x 2'9" (1.55m x 0.85m)

This space has a low level flush W/C, wood-effect flooring, and a double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved double driveway providing entry into the garage, a decorative pebbled area with plants, external lighting, and gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed low maintenance garden with a paved patio and gravelled areas, an outdoor tap, a shed, external lighting, and various plants and shrubs, with a combination of both fence panelling and brick boundary walls.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – 3G / 4G / 5G

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 C

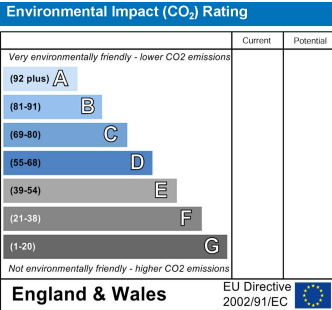
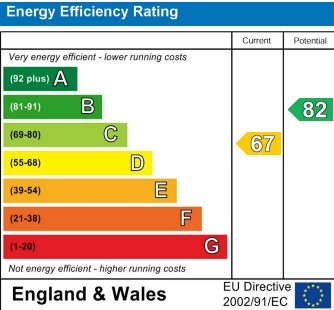
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The vendor has advised the following:
Property Tenure is Freehold

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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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