

HoldenCopley

PREPARE TO BE MOVED

Hillside Road, Beeston, Nottinghamshire NG9 3AY

Guide Price £375,000 - £425,000

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DETACHED HOUSE...

Situated in a highly desirable location, this detached family home offers excellent transport links via the A52 and is just a short drive from the stunning Wollaton Hall and its beautiful parklands. Ideal for a growing family, the property is being sold with no upward chain, making it a fantastic opportunity for those looking to settle into a well-connected and spacious home. As you step inside, you are welcomed by a bright and inviting entrance hall that leads through to a generously sized living room, perfect for relaxing or entertaining guests. Adjacent to the living room is a separate dining room, which benefits from sliding patio doors that open directly onto the rear garden, allowing natural light to flood the space. The fitted kitchen is well-equipped with ample storage and workspace, making it ideal for busy family life. On the first floor, there are four well-proportioned bedrooms, all of which feature fitted wardrobes, providing plenty of storage. The three-piece family bathroom is complemented by a separate W/C, adding extra convenience for a growing household. The exterior of the property is equally appealing, with a well-maintained front garden that includes security lighting, planted borders filled with a variety of shrubs, bushes, and trees, as well as a block-paved driveway leading to the garage. Gated side access takes you through to the enclosed rear garden, which is designed for both relaxation and practicality. A spacious patio area provides the perfect spot for outdoor dining, while the lawn is bordered by a range of carefully planted shrubs and bushes. Raised flower beds add character to the garden, and a shed offers additional storage space. The entire garden is enclosed with a combination of hedging and fence panels, ensuring privacy and security, making it an ideal outdoor retreat for families to enjoy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'5" x 4'0" (2.88m x 1.22m)

The entrance hall has carpeted flooring, and a double glazed door providing access into the accommodation,

Living Room

24'8" max x 14'0" (7.52m max x 4.28m)

The living room has two UPVC double glazed window to the front and side elevation, three radiators, a TV point, and carpeted flooring.

Dining room

13'3" x 12'0" (4.05m x 3.67m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the rear garden.

Kitchen

12'10" x 9'6" (3.93m x 2.92m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, , space for a tumble dryer, space for a fridge freezer, tiled splash back, tiled flooring, two UPVC double glazed windows to the rear and side elevation.

FIRST FLOOR

Landing

12'3" max x 8'7" (3.74m max x 2.63m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

20'9" max x 12'1" (6.34m max x 3.69m)

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

Bedroom Two

15'11" max x 9'6" (4.86m max x 2.92m)

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

Bedroom Three

12'0" max x 10'4" (3.67m max x 3.16m)

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

Bedroom Four

9'3" max x 9'6" (2.83m max x 2.92m)

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

WC

5'11" x 3'4" (1.82m x 1.03m)

Bathroom

8'5" max x 6'4" (2.57m max x 1.94m)

OUTSIDE

Front

To the front of the property is a security lighting, planted borders with a range of shrubs, bushes and trees, access to the rear garden, and a block paved driveway with access to the garage.

Garage

21'7" x 7'10" (6.58m x 2.39m)

The garage has ample storage, and a roller door giving access to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, planted borders, raised planted borders with various plants shrubs and bushes, and a hedged and fence panelled boundary.

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 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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 - Broxtowe Borough Council - Band E

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:

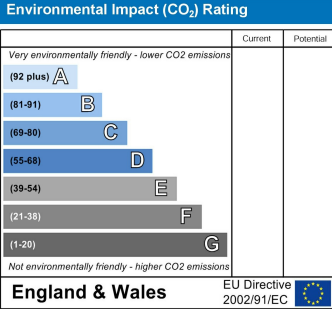
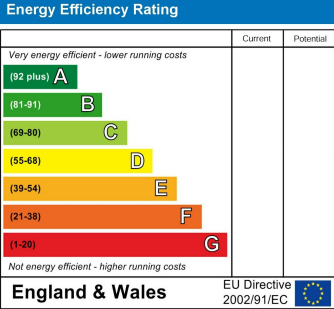
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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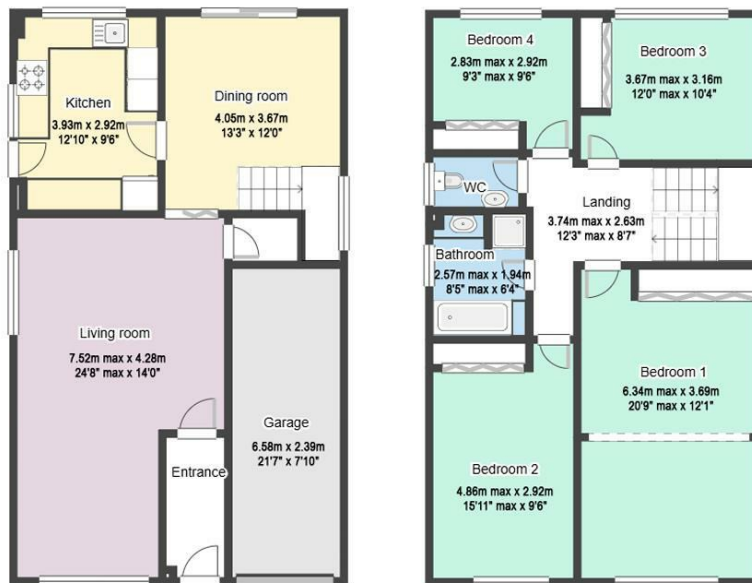
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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