

HoldenCopley

PREPARE TO BE MOVED

West End, Nottingham, NG9 IGL

Guide Price £450,000 - £500,000

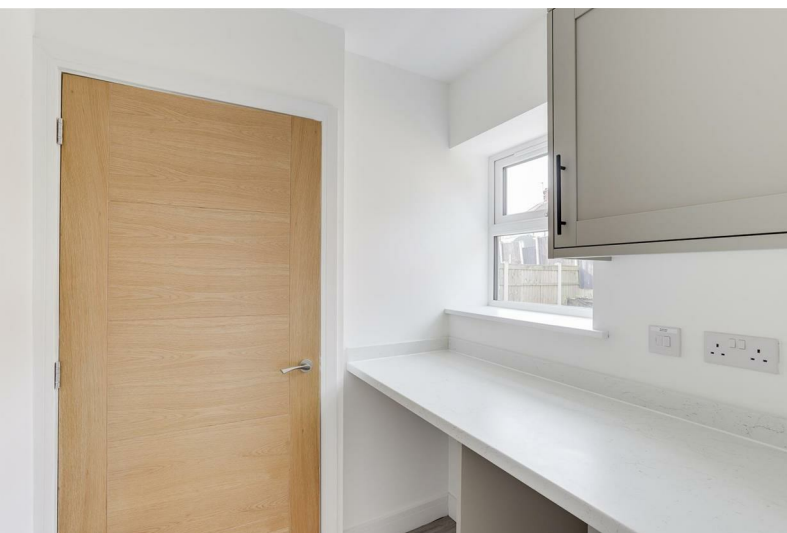
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STUNNING NEWLY BUILT FOUR-BEDROOM DETACHED HOUSE...

This four-bedroom detached home is a newly built property, offering spacious and immaculately presented accommodation throughout. Finished to a high standard, this home is perfect for a family buyer looking to move straight in. Situated in a highly sought-after location, it is within close proximity to various local amenities, including the scenic Attenborough Nature Reserve, shops, excellent transport links, and top-rated school catchments. Upon entering, you are welcomed by an inviting entrance hall, leading to a convenient downstairs W/C, a spacious reception room with French doors opening out to the garden, and a modern fitted kitchen-diner, also featuring French doors to the garden. A separate utility room offers additional practicality. The ground floor benefits from underfloor heating, ensuring comfort throughout. The first floor boasts four well-proportioned bedrooms, with the master bedroom enjoying a private en-suite. A contemporary three-piece family bathroom suite completes this level, with additional loft access for storage. Externally, the property is equally impressive. To the front, a block-paved driveway provides ample parking, alongside an electric vehicle charging point and a decorative stone garden. The beautifully landscaped rear garden offers a private retreat, featuring an outdoor power socket, a patio area, decorative stones, a well-maintained lawn, raised planters with bark chippings, and steps leading to an additional space with further bark chippings. For energy efficiency, this home is equipped with a modern air source heat pump, ensuring eco-friendly and cost-effective heating. Additionally, there is an option to purchase a garage adjacent to the property via a third party, providing further storage or parking solutions. This exceptional home truly offers everything a modern family could need, combining contemporary living with a fantastic location.





- Newly Built Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner & Utility Room
- Ground Floor W/C
- Contemporary Three Piece Bathroom Suite & En-Suite
- Driveway With Electric Vehicle Charging Point
- Beautifully Landscaped Private Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'1" x 7'0" (max) (3.40m x 2.14m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, recessed spotlights and a single composite door providing access into the accommodation.

W/C

6'4" x 2'6" (1.94m x 0.77m)

This space has a low level flush W/C, a wash basin with fitted storage, wood-effect flooring with underfloor heating, a built-in cupboard, a recessed spotlight and an extractor fan.

Living Room

19'9" x 10'4" (6.03m x 3.15m)

The living room has UPVC double-glazed windows to the front elevation, carpeted flooring with underfloor heating, a wall-mounted thermostat and UPVC double French doors providing access out to the garden.

Kitchen/Diner

25'9" x 10'0" (max) (7.85m x 3.06m (max))

The kitchen/diner has a range of fitted shaker style base and wall units with worktops and breakfast bar, an integrated oven, dishwasher and fridge-freezer, an induction hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring with underfloor heating, a wall-mounted thermostat, recessed spotlights, UPVC double-glazed windows to the side and front elevation and UPVC double French doors providing access out to the garden.

Utility Room

5'6" x 4'11" (max) (1.68m x 1.52m (max))

The utility room has a fitted shaker style wall unit and a worktop, space and plumbing for a washing machine and tumble dryer, wood-effect flooring with underfloor heating, a built-in cupboard, a recessed spotlight and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

13'11" x 6'9" (4.26m x 2.08m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'10" x 10'5" (4.24m x 3.19m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators and access into the en-suite.

En-Suite

6'8" x 5'5" (2.05m x 1.67m)

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 over the head rainfall shower and a hand-held shower, wood-effect flooring with underfloor heating, tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'5" x 9'3" (3.19m x 2.82m)

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

Bedroom Three

10'5" x 9'4" (max) (3.19m x 2.86m (max))

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

Bedroom Four

10'5" x 6'7" (3.20m x 2.01m)

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

Bathroom

10'3" x 5'6" (3.14m x 1.68m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, wood-effect flooring, a heated towel rail, tiled walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway, an electric vehicle charging point, a decorative stone garden, courtesy lighting and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, courtesy lighting, an outdoor power socket, an air source heat pump, a patio, decorative stones, a lawn, raised planters with bark chipping, steps leading to a further area with bark chippings.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Heat pump air source

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 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

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band TBC

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.

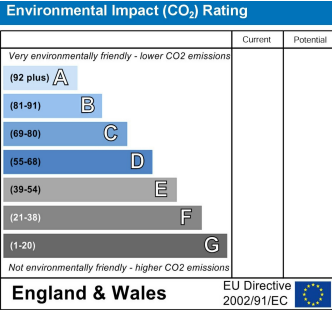
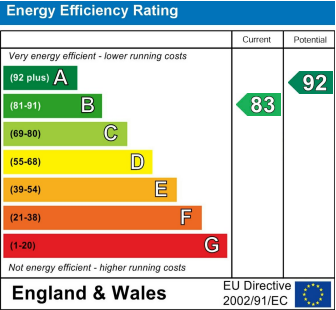
The vendor has advised the following:

Property Tenure is Freehold

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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.



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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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