

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 3AZ

Guide Price £400,000 - £450,000

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GUIDE PRICE: £400,000 - £425,000

CHARMING DETACHED MOCK TUDOR HOME WITH CHARACTER FEATURES...

This detached mock Tudor-style house offers spacious and well-presented accommodation, both inside and out. Boasting period charm and characterful features such as an Adams-style fireplace, original wood flooring, picture rails, a stunning inglenook-style fireplace combined with replaced double-glazed windows and a new bathroom suite, this home is ideal for a growing family or anyone seeking a unique property with plenty of space. The current owner has already reserved a new property, adding further appeal for buyers looking for a smooth and timely move. Situated with fantastic accessibility to both Beeston and Nottingham City Centres, along with excellent transport links including the A52, M1, and regular public transport routes. The location is also highly convenient for local amenities such as QMC and the University of Nottingham. Internally, the ground floor comprises a welcoming porch and entrance hall, a cloakroom WC, a formal dining room, an expansive living room full of character, and a fitted breakfast kitchen with solid wooden worktops and a handy utility lean-to. Upstairs, the first floor offers three generously sized bedrooms serviced by a four-piece family bathroom suite. Externally, the property sits on a generous plot with a block-paved driveway, providing ample off-road parking for multiple vehicles and even a caravan, along with access into the garage. To the rear is a south-facing private garden – beautifully maintained and featuring a patio area, a well-kept lawn, and established borders. This wonderful home is bursting with potential and character – early viewing is highly recommended.

MUST BE VIEWED





- Mock-Tudor Detached House
- Three Good-Sized Bedrooms
- Two Reception Rooms With Feature Fireplaces
- Fitted Breakfast Kitchen
- Utility & WC
- Three-Piece Bathroom Suite
- Large Driveway With Single Garage
- Well-Maintained South-Facing Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, UPVC double-glazed windows to the front elevation, and double UPVC doors providing access into the accommodation.

Entrance Hall

9'1" x 13'10" (2.78m x 4.23m)

The entrance hall has original wood flooring, carpeted stairs, a radiator, an in-built cupboard, a UPVC double-glazed window to the front elevation, and a single wooden door with a glass insert providing access into the accommodation.

WC

5'7" x 3'1" (1.71m x 0.95m)

This space has a low level flush WC, a wash basin, tiled splashback, a radiator with a chrome towel rail, vinyl flooring, and a single-glazed window to the side elevation.

Dining Room

12'10" x 13'6" (3.92m x 4.13m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a radiator, an Adams-style feature fireplace with an electric fuel-effect fire and decorative surround, and double doors leading into the living room.

Living Room

26'8" x 16'0" max (8.14m x 4.90m max)

The living room has carpeted flooring, an inglenook style fireplace with exposed brick, a TV point, two twin-ledged obscure windows to the side elevation, exposed beams on the ceiling, two radiators, recessed spotlights, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

16'9" x 8'11" (5.13m x 2.74m)

The kitchen has a range of fitted base and wall units with display cabinets, wooden worktops and a fitted breakfast bar, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven, a four ring gas hob with an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled splashback, adhesive-tile flooring, a radiator, a UPVC double-glazed bow window to the rear elevation, and a single door into the utility room.

Utility / Lean-To

6'10" x 21'10" (2.10m x 6.66m)

The utility has tiled flooring, a polycarbonate roof, a fitted worktop, space for a tumble-dryer, fitted wall units, an in-built cupboard, a single-glazed window to the rear elevation, and single doors opening out to the front and rear gardens.

FIRST FLOOR

Landing

9'2" x 6'6" (2.81m x 1.99m)

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

Bedroom One

13'7" x 12'11" (4.15m x 3.95m)

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

Bedroom Two

14'8" x 9'6" into bay (4.49m x 2.92m into bay)

The second bedroom has dual-aspect UPVC double-glazed windows to the front and side elevation, carpeted flooring, a picture rail, and a radiator.

Bedroom Three

9'0" x 8'9" (2.75m x 2.67m)

The third bedroom has dual-aspect UPVC double-glazed windows to the front and side elevation, carpeted flooring, a picture rail, and a radiator.

Bathroom

9'9" x 8'11" (2.99m x 2.74m)

The bathroom has a low level dual flush WC, a sunken wash basin with fitted storage, a double-ended bathtub with central taps, a corner-fitted shower enclosure with an overhead rainfall shower, tiled flooring, partially tiled walls, a radiator, recessed spotlights, a wall-mounted heater, and dual-aspect UPVC double-glazed windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a large block-paved driveway providing ample off-road parking for a caravan as well as numerous other vehicles, access into the garage, courtesy lighting, and gravelling with a range of decorative plants and shrubs.

Garage

14'9" x 8'1" (4.50m x 2.48m)

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

Rear

To the rear of the property is a private enclosed garden with a patio area, a dwarf-wall, a lawn, rockery and gravelled areas, external lighting, a wooden pergola, a timber-built shed, and fence panelled boundaries with hedged borders.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 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 Area - Medium risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – Surface water run-off has been professionally managed with the installation of new soakaways to the front and rear, along with a non-return valve installed at No. 231. Work was carried out by Alliance Group on behalf of Severn Trent, with documentation available upon request

DISCLAIMER

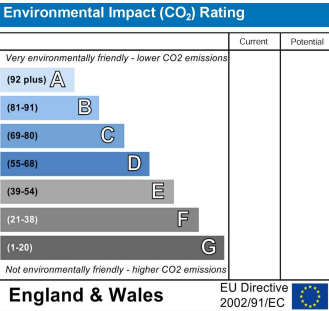
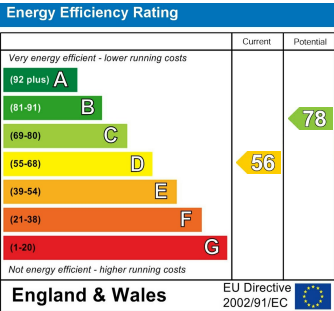
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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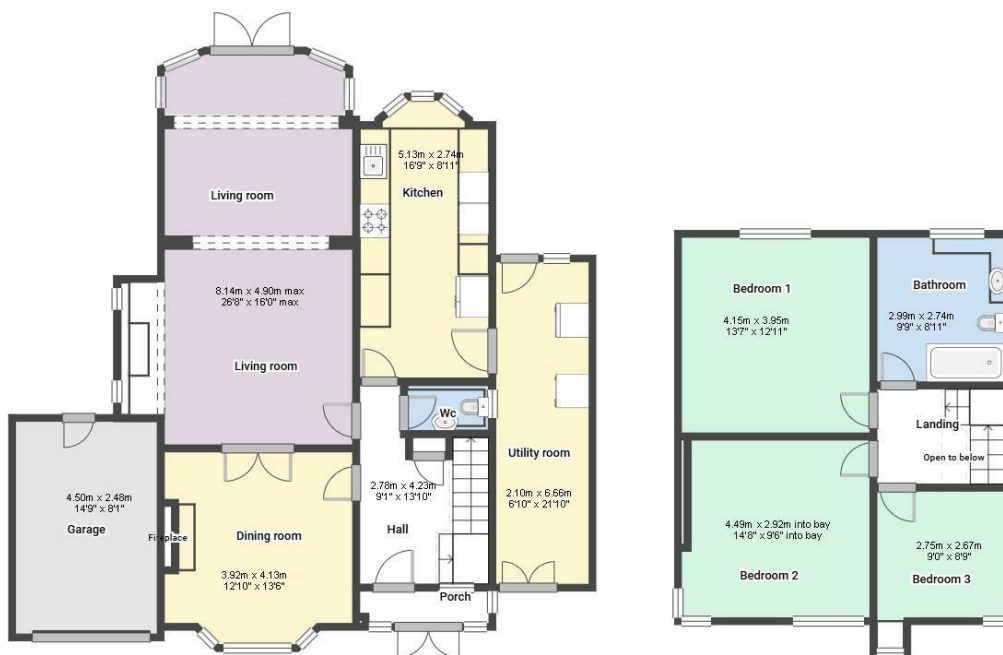
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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