

HoldenCopley

PREPARE TO BE MOVED

Cromwell Road, Beeston, Nottinghamshire NG9 IDE

Guide Price £500,000 - £550,000

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DETACHED HOUSE...

Located in a popular and well-established residential area, this well-presented detached family home offers spacious accommodation and is ideally situated close to a range of local amenities, including schools, shops, and transport links and the tram stop just a short distance away, making it a perfect choice for families or those looking for a comfortable and convenient lifestyle. The ground floor of the property comprises a welcoming living room that provides a cosy and inviting space to relax, along with a separate dining room, ideal for entertaining or family meals. The fitted kitchen is well-appointed and features ample storage and workspace, with the added benefit of a walk-in pantry offering extra convenience. There is also a ground floor W/C. To the first floor, the property offers four generously sized bedrooms, two of which are fitted with built-in wardrobes providing excellent storage solutions. A two-piece bathroom suite is also located on this floor, accompanied by a separate W/C. Outside, the home sits on a well-maintained plot with a front garden laid to lawn and complemented by attractive planted borders. A driveway leads to the garage, offering ample off-road parking, and there is gated access to the rear garden. The rear garden is fully enclosed, offering a safe and private outdoor space. It features a lawn, a patio area perfect for outdoor dining or relaxing, and well-stocked planted borders with a variety of shrubs, bushes, and mature plants. The garden also benefits from courtesy lighting. To the rear of the property, there is access to a useful utility room/outdoor storage space which is equipped with electricity and houses a wall-mounted boiler. This space is accessible directly from the garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

6'11" x 10'7" (2.11m x 3.23m)

The hallway has carpeted flooring, an in-built cupboard, a radiator, and a door providing access into the accommodation.

W/C

9'9" x 4'7" (2.99m x 1.42m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a sunken wash basin, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Living Room

14'10" x 13'8" (4.54m x 4.17m)

The living room has a UPVC double glazed window to the front elevation. a radiator, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, a ceiling rose, carpeted flooring, and open access into the dining room.

Dining Room

11'6" x 11'0" (3.51m x 3.36m)

The dining room has a UPVC double glazed window to the rear elevation, coving to the ceiling, a ceiling rose, a radiator, and a UPVC door opening out to the rear garden.

Kitchen

10'11" x 11'5" (3.34m x 3.50m)

The kitchen has a range of fitted bae and wall units with worktop, a sink and half with a swan neck mixer tap and drainer, an integrated double oven, an Induction hob and extractor fan, an intergraded dishwasher space and plumbing for a washing machine, an in-built cupboard, recessed spotlights, a Vertical radiator, a tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Pantry

4'2" x 3'2" (1.28m x 0.99m)

The pantry has shelving, ample storage, and tiled flooring.

FIRST FLOOR

Landing

13'2" x 12'11" (4.02m x 3.96m)

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, access into the boarded loft with lighting, and carpeted flooring.

Bedroom One

11'1" x 12'11" (3.39m x 3.95m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes and overhead cupboards, and carpeted flooring.

Bedroom Two

9'11" x 11'0" (3.03m x 3.36m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, fitted wardrobes with sliding patio doors, and carpeted flooring.

Bedroom Three

9'1" x 8'11" (2.79m x 2.74m)

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

Bedroom Four

9'6" x 6'2" (2.91m x 1.89m)

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

Bathroom

7'11" x 5'10" (2.43m x 1.80m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

W/C

7'4" x 2'7" (2.25m x 0.81m)

This space has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the first floor is a lawn, a planted border, a driveway to the garage, and gated access to the rear garden.

Garage

10'0" x 16'6" (3.06m x 5.05m)

The garage has a window to the side elevation, ample storage, lighting, electrics, and a roller door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a covered porch seating area, a lawn, planted borders with various plants, shrubs and bushes, a fence panelled boundary, gated access, and access into the utility room.

Utility Room

5'0" x 5'6" (1.53m x 1.70m)

The utility room / outside storage has electrics, a wall-mounted boiler, and a door opening to the rear garden.

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 1800Mbps and Upload Speed 220Mbps

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:

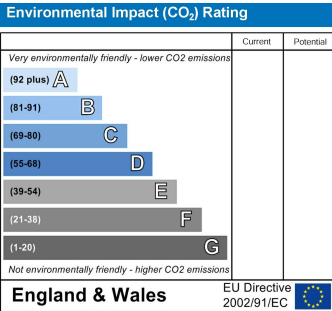
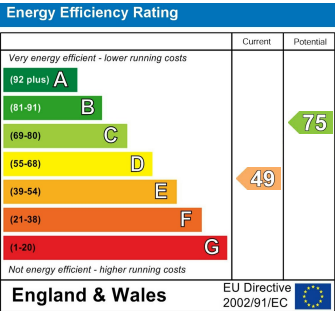
Property Tenure is Freehold

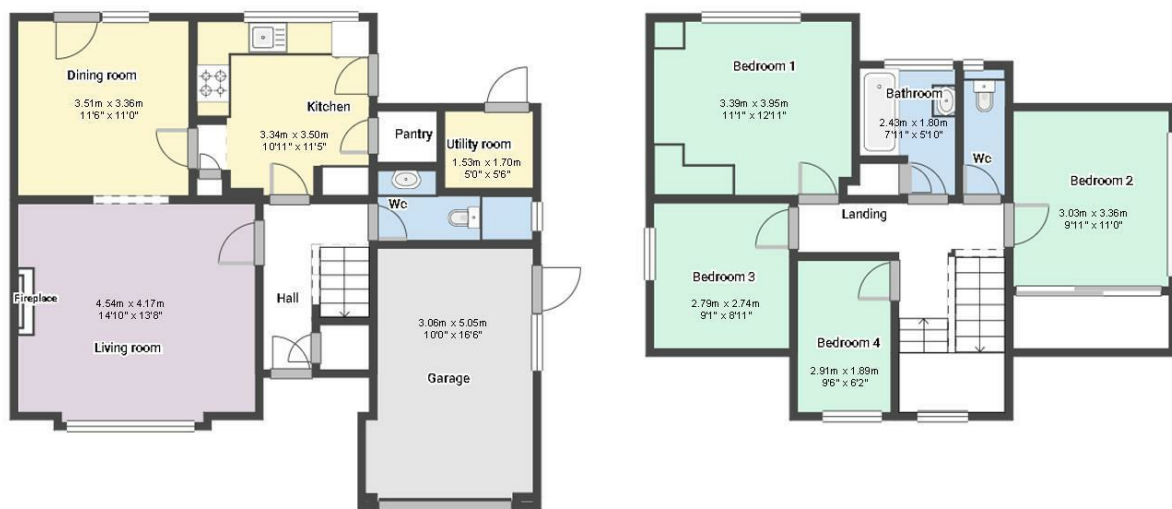
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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