

# HoldenCopley

PREPARE TO BE MOVED

Mottram Road, Beeston, Nottinghamshire NG9 4FW

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Guide Price £240,000 - £250,000



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WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home is move-in ready and has been tastefully renovated throughout to a high standard. Tucked away in a quiet cul-de-sac within a sought-after location, the property is ideally positioned close to local amenities, excellent transport links, and within catchment for highly regarded schools. Internally, the ground floor comprises an inviting entrance hall, a spacious living room featuring a stylish modern fireplace, and a contemporary fitted kitchen complete with wooden worktops and a newly added pantry. The recently updated three-piece bathroom suite includes underfloor heating and a luxurious bath with body jets, offering a spa-like experience at home. Upstairs, the first floor hosts three generously sized bedrooms, providing ample space for family living or home working. The loft has been fully boarded and insulated, offering excellent additional storage or potential for further use. Externally, the property boasts a well-maintained front driveway with the added benefit of an EV charger, while to the rear is a fantastic-sized, landscaped garden – perfect for outdoor entertaining or family enjoyment. This property is a true gem and must be viewed to be fully appreciated.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen With Added Pantry
- Ground Floor Bathroom Featuring Underfloor Heating
- Fully Insulated & Boarded Loft
- Landscaped Garden
- Driveway With Electric-Car Charging Point
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9'1" x 5'4" (max) (2.77m x 1.63m (max))  
The entrance hall has laminate flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

15'11" x 10'2" (max) (4.87m x 3.10m (max))  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, a feature fireplace with a modern surround, and coving to the ceiling.

Kitchen/Diner

13'11" x 10'0" (max) (4.25m x 3.05m (max))  
The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink with a swan neck mixer tap and drainer, an integrated dishwasher, space for a range cooker with an extractor fan, a vertical radiator, laminate flooring, recessed spotlights, an in-built pantry cupboard, and a UPVC double-glazed window to the rear elevation.

Pantry

5'7" x 3'10" (1.71m x 1.19m )  
The pantry cupboard has a wall-mounted shelves, space and plumbing for a washing machine, space for a fridge freezer, and recessed spotlights.

Back Door

4'11" x 3'2" (1.52m x 0.99m )  
This space has laminate flooring, a fitted base cupboard with a wooden worktop, a UPVC double-glazed window to the rear elevation, a singular recessed spotlight, and a single UPVC door providing access to the garden.

Bathroom

8'7" x 5'4" (2.63m x 1.63m )  
The bathroom has a low level dual flush WC, a vanity unit wash basin, a L-shaped bath with body jets, an overhead rainfall shower and a handheld shower head, a glass shower screen, laminate flooring with underfloor heating, a wall-mounted digital thermostat, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9'4" x 7'9" (max) (2.86m x 2.38m (max))  
The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

15'10" x 10'7" (max) (4.84m x 3.24m (max))  
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

12'7" x 7'8" (3.85m x 2.36m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

9'3" x 7'9" (2.83m x 2.38m )  
The third bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, and a radiator.

OUTSIDE

Front

To the front of the property is a gravelled driveway with a wall-mounted electric-car charger, hedged borders, and gated access to the garden.

Rear

To the rear of the property is an enclosed garden with concrete seating areas, a lawn, raised planters, a range of plants and shrubs, a greenhouse, vegetable growing plots, a timber shed with power points, and fence panelled boundaries.

Internal Outbuilding

3'2" x 3'0" (0.99m x 0.92m )  
This space has wall-mounted shelves.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Limited 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 – 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 B  
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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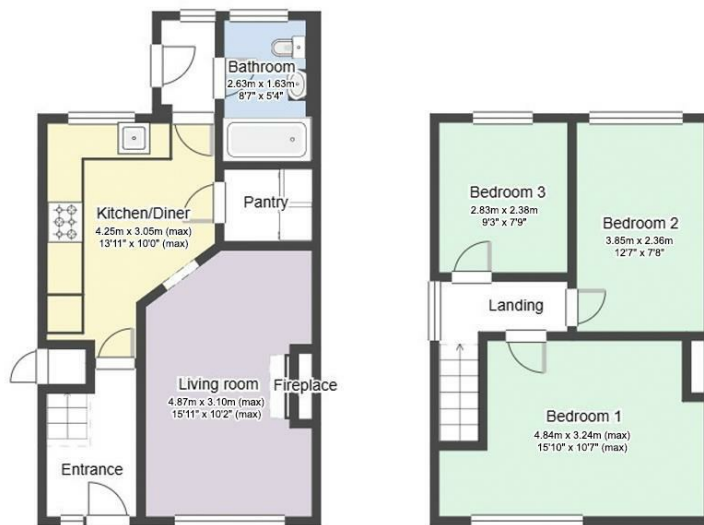
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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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](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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