

# HoldenCopley

PREPARE TO BE MOVED

Bispham Drive, Toton, Nottinghamshire NG9 6GH

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£295,000

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## SPACIOUS FAMILY HOME WITH FANTASTIC POTENTIAL...

This well-proportioned three-bedroom semi-detached property is bursting with potential and offers the perfect opportunity for a wide range of buyers. Whether you're a first-time buyer, an investor, or seeking your next family home, this property provides a solid foundation with scope to renovate and personalise throughout. Nestled within a highly regarded and popular residential location, the property benefits from close proximity to Toton Tesco and an array of local amenities including independent shops, cafés, restaurants, and bars. Families will appreciate being within catchment for excellent schools, while commuters enjoy convenient access to the A52, M1, and superb public transport links, including nearby tram and bus routes. To the ground floor, the property comprises a generously sized reception room, a spacious living room, and a separate dining room with sliding patio doors that open out to the rear garden, creating the ideal space for entertaining. There is also a fitted kitchen offering ample storage and worktop space. Upstairs, the first floor hosts two double bedrooms, both with fitted wardrobes, and a well-proportioned single bedroom, all serviced by a three-piece bathroom suite. Outside, the front of the property benefits from a driveway providing off-street parking, while to the rear lies a substantial enclosed garden that truly impresses, complete with a detached garage, a summer house, and a greenhouse, offering fantastic potential for outdoor living or further development.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Detached Garage
- Driveway
- Spacious Rear Garden
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

11'5" x 6'5" (max) (3.48m x 1.97m (max))  
The entrance hall has laminate wood flooring, carpeted stairs, a radiator, two UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access to the accommodation.

Living Room

13'6" x 11'5" (max) (4.12m x 3.48m (max))  
The living room has carpeted flooring, a radiator, an electric fireplace, and a UPVC double-glazed window to the front elevation.

Dining Room

11'11" x 11'5" (max) (3.64m x 3.49m (max))  
The dining room has carpeted flooring, a radiator, and a sliding patio door that opens onto the rear garden.

Kitchen

12'6" x 6'3" (max) (3.83m x 1.93m (max))  
The kitchen features a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan-neck mixer tap and drainer, a gas hob with extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, space for an under-counter fridge, two UPVC double-glazed windows to the side elevation, and a UPVC Dutch door providing side access.

FIRST FLOOR

Landing

7'1" x 6'5" (2.17m x 1.97m )  
The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to a boarded loft with lighting via a pull-down ladder, and provides access to the first-floor accommodation.

Master Bedroom

12'0" x 11'6" (max) (3.67m x 3.53m (max))  
The main bedroom has carpeted flooring, a radiator, fitted sliding wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'7" x 11'6" (max) (4.15m x 3.52m (max))  
The second bedroom has carpeted flooring, a radiator, fitted sliding-door wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'9" x 8'4" (max) (2.68m x 2.56m (max))  
The third bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

8'1" x 6'4" (max) (2.48m x 1.95m (max))  
The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, a bi-folding shower screen, an extractor fan, a built-in cupboard, partially tiled walls, laminate wood flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a rockery, various plants and shrubs, courtesy lighting, a driveway for off-street parking, gated access to the rear garden, and a mixture of brick wall and fence-panelled boundaries.

Rear

To the rear is an enclosed garden with a rockery area, various shrubs and plants, a well-maintained lawn, a summer house, access to the detached garage, a greenhouse, and a mixture of fence-panelled and wire-fenced boundaries.

Garage

19'6" x 8'3" (5.95m x 2.54m )  
The brick built detached garage has lighting, power points, and wooden doors with glass inserts.

Boiler Room

4'7" x 3'2" (1.42m x 0.97m )  
This space has a wall-mounted boiler, lighting and a composite door.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G/5G  
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  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

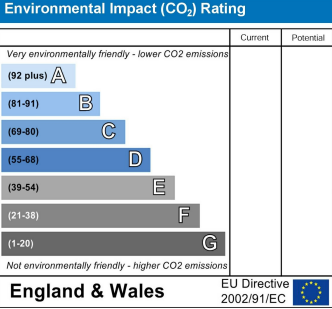
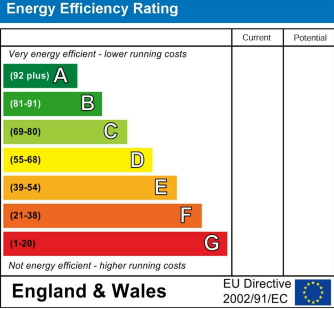
DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C  
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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