

HoldenCopley

PREPARE TO BE MOVED

Autumn Way, Beeston, Nottinghamshire NG9 2JW

Guide Price £350,000 - £375,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, and situated in a sought-after contemporary-style residential area in the popular location of Beeston, this four-bedroom semi-detached house is close to local amenities such as shops, schools, eateries, the Highfields Park, Wollaton Park, the University of Nottingham, and easy access to Nottingham City Centre. Spanning over three stories, this property is the ideal purchase for a growing family looking to put down roots and settle into a long-term home. Internally, the ground floor of the property offers a modern fitted open plan kitchen/diner with herringbone-style flooring and barn-style sliding doors into the extended living room with bi-fold doors leading out to the rear garden. Wrapping up the ground floor, there is a convenient W/C. The first floor is home to two double bedrooms and a single bedroom currently being utilised as a home office, serviced by a three piece family bathroom suite. The second floor is dedicated to the private master bedroom with flush fitted wardrobes and its own en-suite. Externally, the front of the property benefits from off-street parking and a detached garage, gated access to the rear, and a planted areas. To the rear of the property is a private enclosed south facing garden with a paved patio seating area with a pergola and a lawn - perfect to enjoy the summer months. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Semi-Detached Three Storey House
- Four Bedrooms
- Modern Fitted Open Plan Kitchen/Diner & Separate Living Room
- Single Storey Rear Extension With Bi-Fold Doors
- Ground Floor W/C & En-Suite
- Three Piece Family Bathroom Suite
- South Facing Rear Garden
- Off-Street Parking & Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'6" x 3'6" (3.83m x 1.09m)
The entrance hall has tiled flooring and carpeted stairs, a radiator, understairs storage, and a single composite door providing access into the accommodation.

W/C

5'6" x 2'11" (1.68m x 0.89m)
This space has a low level flush W/C, a vanity style wash basin with a mixer tap, tiled flooring, partially tiled walls, a radiator, and a single UPVC double-glazed obscure window to the front elevation.

Kitchen/Diner

24'11" max x 16'1" (7.62m max x 4.92m)
The kitchen/diner has a range of fitted base and wall units with stone-effect worktops, an undermount sink with draining grooves and a movable swan neck tap, an integrated double oven and electric hob with a stainless steel splashback and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, herringbone-style flooring, a vertical radiator, a radiator, space for a dining table, an in-built storage cupboard, recessed spotlights, a UPVC double-glazed window to the front elevation and double barn-style sliding doors into the living room.

Living Room

15'1" x 8'5" (4.62m x 2.58m)
The living room has herringbone style flooring, a vertical radiator, two Velux skylights, and bi-fold doors leading out to the rear garden.

FIRST FLOOR

Landing

9'9" x 3'1" (2.98m x 0.95m)
The landing has carpeted flooring and stairs, a UPVC double-glazed window to the side elevation, an in-built storage cupboard, and provides access to the first floor accommodation.

Bedroom Two

12'2" x 9'3" (3.71m x 2.84m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'7" max x 9'3" (3.85m max x 2.84m)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Four

9'1" x 6'7" (2.79m x 2.01m)
The fourth bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'7" x 5'7" (2.01m x 1.71m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted shower fixture and a glass shower screen, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a single UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

3'0" x 2'8" (0.93m x 0.83m)
2nd floor

Master Bedroom

15'8" max x 12'5" (4.78m max x 3.80m)
The main bedroom has flush fitted wardrobes with partially mirrored doors, carpeted flooring, a radiator, recessed spotlights, access to the loft, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

6'3" x 5'2" (1.92m x 1.58m)
The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a Velux window to the rear elevation.

OUTSIDE

Front

To the front of the property is a planted area, gated access to the rear garden, and has a detached garage and off-street parking to the side of the property.

Rear

The rear of the property has a private enclosed south facing garden with a paved patio

seating area with a pergola, a lawn, planted areas, and boundaries made up of fence panelling and brick wall.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – some 5G and all 4G
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 - Nottingham City 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.

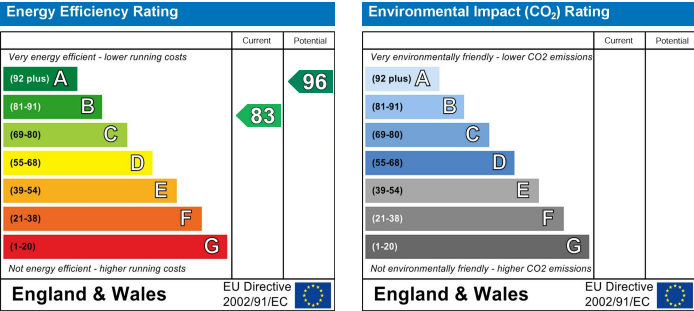
The vendor has advised the following:
Property Tenure is Leasehold.
Service Charge in the year marketing commenced (£PA): £0
Ground Rent in the year marketing commenced (£PA): £150
Property Tenure is Leasehold. Term: 999 years from 1 August 2015 - Term remaining 989 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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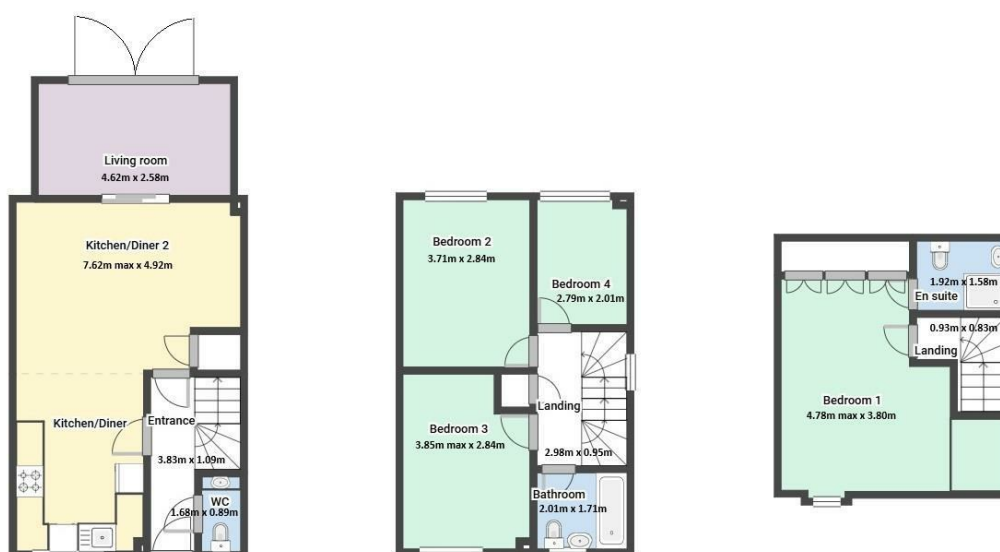
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or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