

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 3AL

Guide Price £425,000 - £450,000

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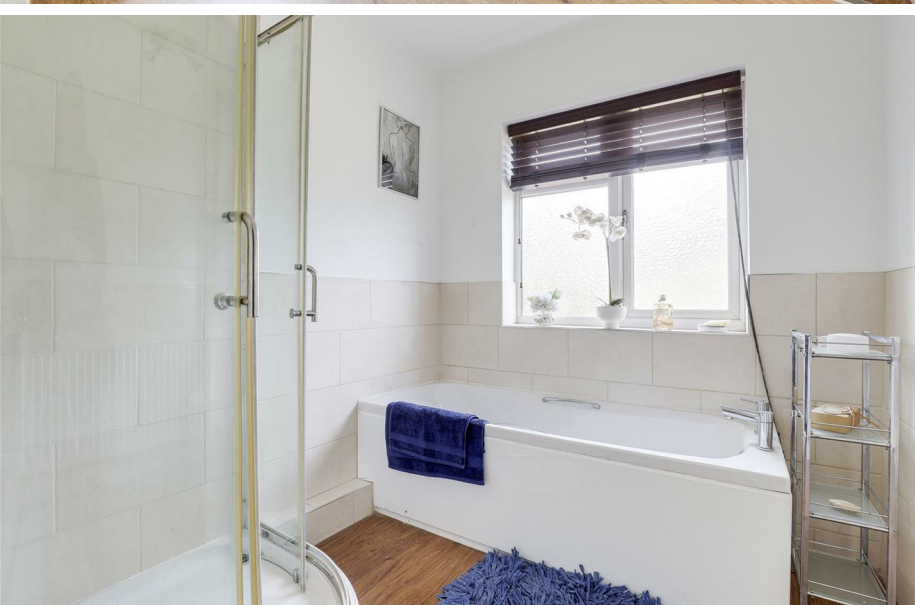
GUIDE PRICE £425,000 - £450,000

SPACIOUS FAMILY HOME...

This generous-sized detached house is situated in a highly popular area, offering easy access to Wollaton Park, excellent schools, shops, and a wide range of local amenities. With superb transport links, this home is perfect for a growing family seeking a property they can truly make their own. Upon entering, you are welcomed into a bright entrance hall which leads to a bay-fronted living room, featuring a charming inglenook fireplace and double doors opening into the dining room. The dining room benefits from French doors that lead out to the rear garden, creating a wonderful space for entertaining. The spacious fitted kitchen also provides direct access to the garden, the garage, and a convenient ground-floor W/C. The first floor boasts three well-proportioned double bedrooms, with the master bedroom enjoying the added benefit of an en-suite. A four-piece family bathroom and access to a versatile loft room complete the upstairs accommodation. Outside, the property features a block-paved driveway providing parking for multiple vehicles, along with access to a double garage and gated side access to the rear. The private rear garden includes a large patio area, a well-kept lawn, two garden sheds, and a mature hedged boundary.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor WC
- En-Suite To The Main Bedroom
- Attic Room
- Double Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'10" x 7'10" (3.01m x 2.39m)

The entrance hall has Parquet flooring, coving to the ceiling, a circular stain glass window to the front elevation, a radiator, and a composite door providing access into the accommodation.

Living Room

15'8" x 14'7" (4.79m x 4.45m)

The living room has a UPVC double glazed bay window to the front elevation with a window seat, a radiator, an inglenook feature fireplace with a tiled hearth and two stain glassed circular windows and a wooden beam to the ceiling , a TV point, wood-effect flooring, and double wooden doors opening to the dining room.

Dining Room

10'0" x 9'4" (3.07m x 2.87m)

The dining room has Parquet flooring, a radiator, coving to the ceiling, a ceiling rose, a double glazed window to the side elevation, and double French doors opening to the rear garden.

Kitchen Diner

23'7" x 12'4" (7.20m x 3.78m)

The kitchen diner has a range of fitted base and wall units with worktops and breakfast bar, a sink and half with a mixer tap and drainer, an integrated oven, an integrated microwave, an induction hob and extractor fan, space for a fridge freezer, space for a washing machine, two radiators, recessed spotlights, a wall-mounted boiler, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, a UPVC door opening to the rear garden, and access into the garage.

W/C

5'10" x 3'3" (1.80m x 1.00m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, coving to the ceiling, and tiled flooring.

Garage

16'10" x 15'0" (5.14m x 4.59m)

The garage has ample storage, electrics, lighting, and an electric up-and-over door opening out to the driveway.

FIRST FLOOR

Landing

14'5" x 10'7" (4.41m x 3.24m)

The landing has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, and access to the first floor accommodation.

Bedroom One

12'9" x 10'4" (3.89m x 3.17m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, coving to the ceiling, wood-effect flooring, and access into the en-suite.

En-Suite

11'5" x 7'9" (3.49m x 2.38m)

The en-suite has a UPVC double glazed window to the rear elevation, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, fitted wardrobes, and wood-effect flooring.

Bedroom Two

12'8" x 10'10" (3.88m x 3.31m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Three

11'3" x 9'0" (3.45m x 2.76m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes, and wood-effect flooring.

Bathroom

9'11" x 7'10" (3.04m x 2.41m)

The bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, an extractor fan, partially tiled walls, and wood-effect flooring.

SECOND FLOOR

Loft Room

17'5" x 9'1" (5.32m x 2.78m)

The loft room has two Velux windows, eaves storage, and wood flooring.

OUTSIDE

Front

To the front of the property is block paved driveway for a number of vehicles with access into the double garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a large patio area, a lawn, two sheds, and a hedged boundary.

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 & 5G - Some coverage of 3G

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.

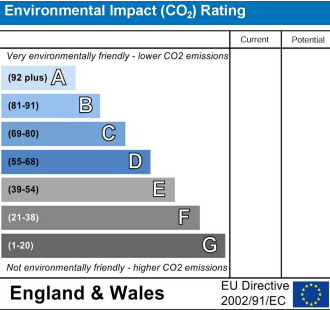
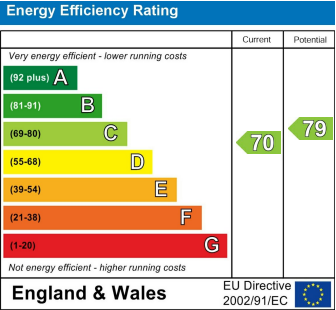
The vendor has advised the following:

Property Tenure is Freehold

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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 license 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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