

HoldenCopley

PREPARE TO BE MOVED

Hadleigh Close, Toton, Nottinghamshire NG9 6LU

Guide Price £260,000

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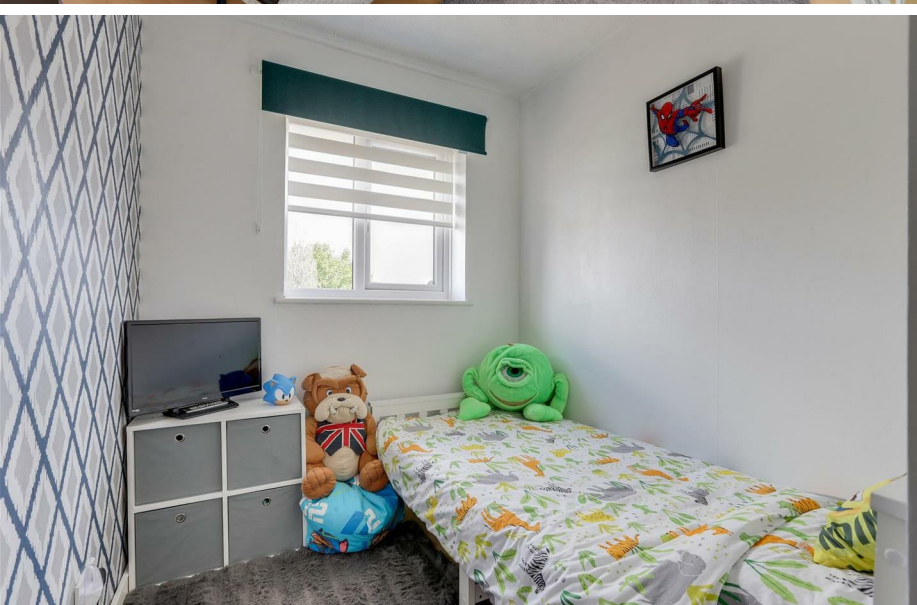


WELL-PRESENTED HOME WITH SOUTH-FACING GARDEN...

This semi-detached house offers well-proportioned accommodation throughout and would make an ideal purchase for a range of buyers. The property presents a great opportunity for buyers seeking a home that's ready to move into, with scope to personalise or add value over time. Situated in a popular location, the property is within easy reach of a variety of shops, well-regarded schools, and boasts excellent transport links. The ground floor comprises an entrance hall, a living room open to the dining area with double French doors leading out to the garden, and a modern fitted kitchen with a range of units and plenty of worktop space. Upstairs, there are three bedrooms—two of which include fitted wardrobes—alongside a three-piece shower room and loft access for additional storage. Outside, the property benefits from a driveway to the side, while the south-facing rear garden offers a low-maintenance space with a paved patio area, artificial lawn, and a garden shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three Piece Shower Room
- Off-Road Parking
- Private South-Facing Low Maintenance Garden
- Popular Location
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'10" x 4'5" (max) (2.09m x 1.35m (max))
The entrance hall has a UPVC double-glazed window to the side elevation, carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

13'2" x 12'4" (max) (4.01m x 3.76m (max))
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an under the stairs cupboard, coving, a ceiling rose and open access into the dining room.

Dining Room

10'10" x 7'9" (3.30m x 2.36m)
The dining room has Karndean flooring, a radiator, coving, a ceiling rose and UPVC double French doors providing access out to the garden.

Kitchen

10'10" x 7'7" (3.30m x 2.31m)
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob, a sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, Karndean flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

FIRST FLOOR

Landing

8'4" x 6'5" (2.55m x 1.97m)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'8" x 8'11" (3.86m x 2.72m)
The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a fitted sliding door wardrobe.

Bedroom Two

9'1" x 8'9" (2.77m x 2.67m)
The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and a built-in mirrored sliding door wardrobe.

Bedroom Three

9'7" x 6'5" (max) (2.92m x 1.96m (max))
The third bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a built-in cupboard.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)
The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a driveway to the side of the property and a private south-facing garden with a paved patio seating area, an artificial lawn, a shed, mature shrubs, an outdoor tap, a single wooden gate and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- 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

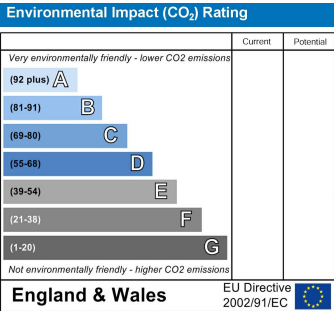
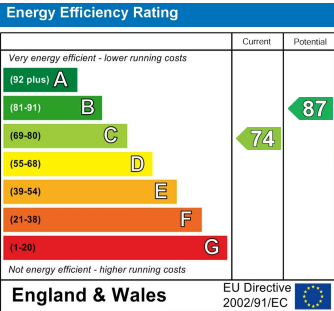
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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