

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Derbyshire DE72 3FQ

£325,000

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WELL-PRESENTED THROUGHOUT...

This impressive three-storey end townhouse offers a fantastic opportunity for a growing family, combining versatile living space with excellent transport links and easy access to local shops, schools, and amenities. Ready to move straight in, the property is presented to a high standard throughout. The ground floor comprises an inviting entrance hall with access to a convenient W/C, a fitted kitchen, and a spacious living room featuring French doors that open onto the rear garden, creating a bright and welcoming space for relaxing and entertaining. On the first floor, there are three well-proportioned bedrooms alongside a three-piece bathroom suite, providing comfortable accommodation for the family. The second floor boasts a further double bedroom with a walk-in closet and an en-suite, offering a private retreat. Externally, the property benefits from a front slate-gravelled area with courtesy lighting and a wrought iron fence boundary. The enclosed south-facing rear garden features courtesy lighting, a fenced boundary, and gated access to the rear car park, which leads directly into the garage, providing both security and convenience.

MUST BE VIEWED





- Three Storey End Town House
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite & Walk-in Closet To The Master Bedroom
- Garage
- South-Facing Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'3" x 11'9" (2.23m x 3.60m)

The entrance hall has wood-effect flooring with a recessed door mat, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

3'2" x 5'8" (0.97m x 1.74m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestals wash basin with a tiled splashback, a radiator, and tiled flooring.

Kitchen

8'0" x 10'10" (2.45m x 3.32m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated washing machine and dishwasher, an integrated fridge freezer, a radiator, recessed spotlights, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

Living Room

14'9" x 15'10" (4.50m x 4.83m)

The living room has a UPVC double glazed window to the rear elevation, two radiators, an in-built cupboard, a TV point, carpeted flooring, and double French doors opening to the rear garden.

FIRST FLOOR

landing

7'1" x 10'5" (2.16m x 3.20m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Bedroom Two

15'10" x 10'9" (4.83 x 3.28)

The second bedroom has two UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'6" x 10'1" (2.61m x 3.08m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Four

5'10" x 7'0" (1.80m x 2.15m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

8'0" x 6'6" (2.45m x 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, an extractor fan, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

SECOND FLOOR

Upper Landing

6'8" x 3'9" (2.04m x 1.16m)

The upper landing has a UPVC double glazed window to the side elevation, carpeted flooring, and access to the second floor accommodation.

Bedroom One

12'7" x 13'1" (3.85m x 3.99m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the walk-in closet and en-suite.

Walk-In Closet

6'1" x 9'7" (1.87m x 2.94m)

The walk-in closet has a Velux window, access into the loft, and carpeted flooring.

En- Suite

6'1" x 7'1" (1.86m x 2.16m)

The en-suite has a Velux window, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, an extractor fan, chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, slate gravelled area, and a wrought iron fence boundary.

Rear

To the rear of the property is and enclosed south-facing garden with courtesy lighting, a fence paneled boundary, and gated access.

Garage

The garage has ample storage, and an up-and-over door.

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 - Erewash 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.

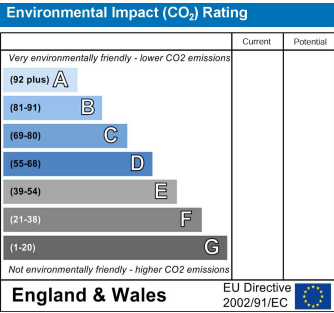
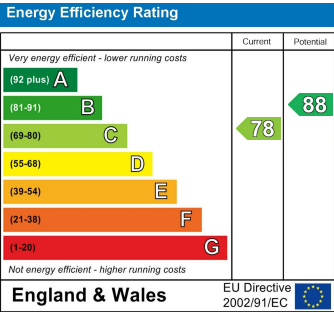
The vendor has advised the following:

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 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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