

HoldenCopley

PREPARE TO BE MOVED

Durham Close, Nottingham, Nottinghamshire NG2 4ND

Guide Price £210,000 - £220,000

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NO UPWARD CHAIN...

This three-bedroom detached bungalow is situated in a highly sought-after location, offering convenience with local amenities close by and excellent transport links. Ideal for those seeking single-storey living, this property provides a fantastic opportunity to modernise and create a home tailored to individual tastes. Upon entering, the hallway leads to a spacious living room. The fitted kitchen offers ample storage and workspace, with potential to be updated to suit modern requirements. The property boasts three well-proportioned bedrooms, providing flexibility for a growing family, downsizers, or those in need of a home office. A wet room completes the internal accommodation, ensuring practicality and accessibility. The exterior of the property is just as appealing, with a front garden featuring a lawn, a variety of mature shrubs, and a planted border, adding to the home's kerb appeal. A driveway provides ample off-road parking and leads to two garages, offering excellent storage or workshop potential. Side access leads to the enclosed rear garden, designed for low maintenance and featuring a patio area, a raised planted border, and a combination of fencing and a brick wall for privacy and security.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Wet Room
- Two Garages & Driveway
- Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hall

16'10" max x 8'9" (5.15m max x 2.68m)

The hall has carpeted flooring, a radiator, an in-built cupboard, a dado rail, access into the loft, and a door providing access into the accommodation.

Living Room

19'1" max x 12'5" (5.82m max x 3.79m)

The living room has three UPVC double glazed window to the front, rear and side elevation, two radiators, coving to the ceiling, a feature fireplace with a decorative surround, and carpeted flooring.

Kitchen

8'0" x 10'4" (2.45m x 3.15m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, a radiator, recessed spotlights, a wall-mounted alarm keypad, partially tiled walls, vinyl flooring, a double glazed window to the rear elevation, and a door opening to the rear garden.

Bedroom One

10'6" x 10'6" (3.22m x 3.22m)

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

Bedroom Two

9'8" max x 11'5" (2.96m max x 3.50m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

10'6" x 8'11" (3.22m x 2.74m)

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

Wet Room

8'0" max x 6'11" (2.44m max x 2.12m)

The wet room has a double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, a radiator, partially tiled walls, and waterproof vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a planted border with various bushes, shrubs and plants, access to two garages, a driveway, an gated access to the rear garden.

Garage To Right Hand Side

24'1" approx x 8'7" (7.36m approx x 2.64m)

The right handside garage has ample storage, and an up-and-over door opening to the front garden.

Garage To Left Hand Side

16'10" approx x 8'4" (5.13m approx x 2.54m)

The left handside garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed low-maintenance garden with a patio, a raised planted border, a fence and brick wall boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 180Mbps and Upload Speed 27Mbps

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 - 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:

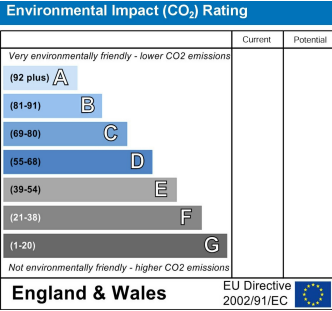
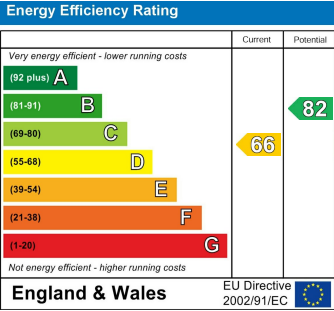
Property Tenure is Freehold

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.

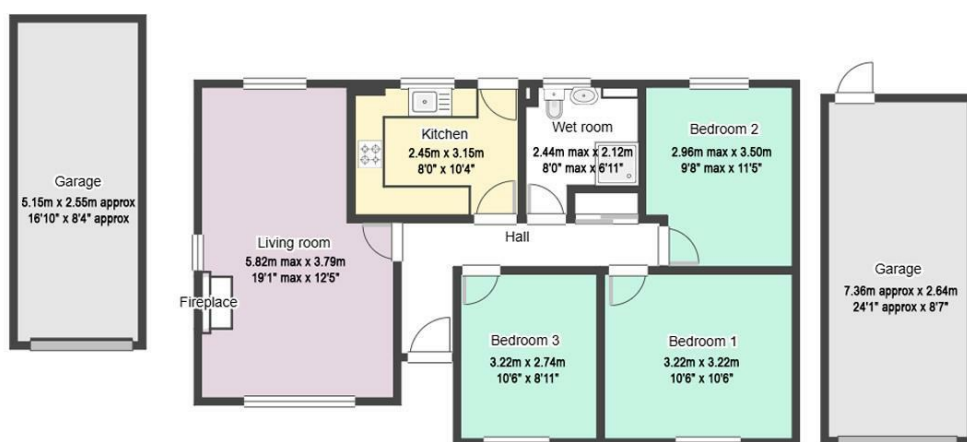
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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