

HoldenCopley

PREPARE TO BE MOVED

Greenwood Road, NG3 7EA

Guide Price £245,000 - £270,000

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NEW BUILD SEMI-DETACHED HOUSE...

This modern three-bedroom semi-detached new-build offers an ideal setting for a range of buyers, from first-time homeowners to growing families. Nestled in a recently constructed development near scenic open fields and woodlands, the property combines the tranquility of nature with the convenience of nearby amenities, transport links, and excellent schools, all within easy reach of the City Centre. The ground floor features a welcoming entrance hall, a convenient W/C, a sleek, contemporary kitchen, and a bright, spacious living room perfect for relaxation and entertaining. The first floor hosts two well-proportioned bedrooms serviced by a family bathroom suite, while the upper floor boasts a generously sized double bedroom complete with an en-suite and handy eaves storage. Outside, the property offers off-road parking to the front and a private, fully enclosed rear garden with a patio and lawn, providing the perfect outdoor space for enjoying warm days and family gatherings.

DISCLAIMER: The internal images and marketing materials provided for this property are for illustration purposes only and may not represent the final finishes, layout, or specifications. As this is a new build property currently under construction, the internal features are still in progress and may be subject to change,





- Semi-Detached New Build House
- Three Good-Sized Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Bathroom & En-Suite
- Private Rear Garden
- Off-Road Parking
- Popular Location
- New-Build Guarantee





GROUND FLOOR

Entrance Hall

6*9" max x 14*2" (2.08m max x 4.33m)

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

Kitchen

6*9" x 12*9" (2.06m x 3.91m)

The kitchen has a range of fitted handleless gloss base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

W/C

3*1" x 5*11" (0.96m x 1.81m)

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

Living Room

11*10" max x 14*0" (3.62m max x 4.29m)

The living room has wood-effect flooring, a TV point, two radiators, an in-built cupboard, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

3*8" x 9*6" min (1.12m x 2.92m min)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Bedroom Two

14*1" max x 12*10" (4.31m max x 3.93m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a TV point.

Bedroom Three

7*3" x 13*4" (2.22m x 4.07m)

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

Bathroom

6*7" x 6*6" (2.01m x 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, an 'L' shaped bath with an overhead twin rainfall shower and a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

2*9" x 3*5" (0.85m x 1.05m)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom One

10*10" max x 10*11" (3.32m max x 3.34m)

The first bedroom has a skylight window, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

4*5" x 7*6" (1.35m x 2.30m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and recessed spotlights.

Eaves Storage

5*10" x 6*0" (1.79m x 1.85m)

This storage space has carpeted flooring.

OUTSIDE

To the front of the property is a double-width driveway and external lighting. To the rear of the property is a private enclosed garden with patio area, a lawn, and fence panelled boundaries.

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Council Tax Band Rating - Nottingham City 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Phone Signal – MOSTLY 4G / 5G COVERAGE

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

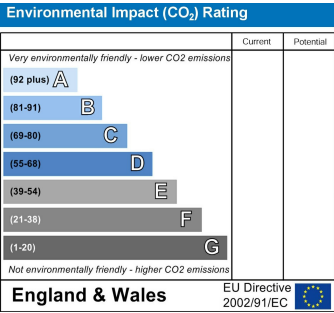
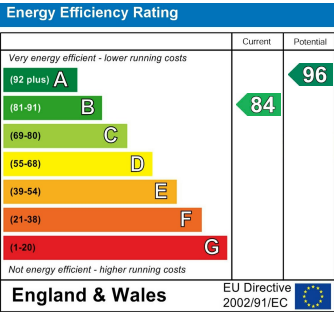
Sewage – Mains Supply

Flood Risk Area - Low risk for surface water / very low for rivers & the sea

Non-Standard Construction – No

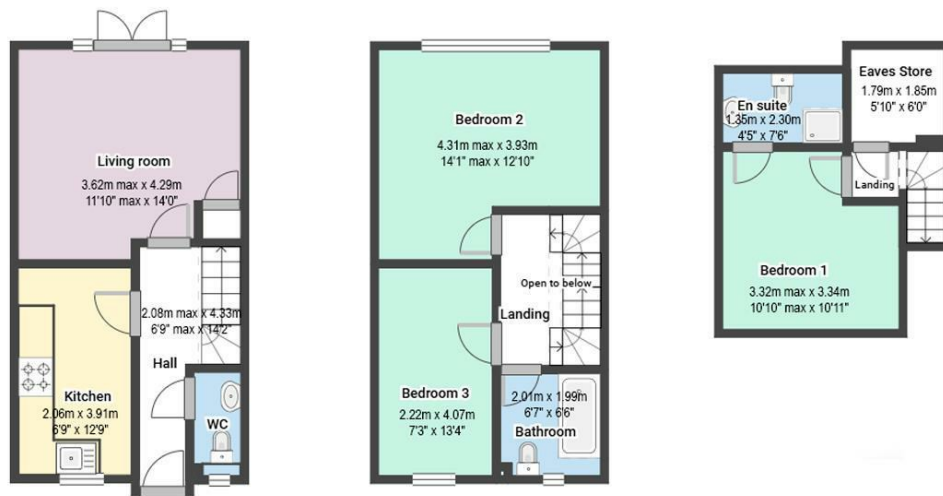
Any Legal Restrictions – No

Other Material Issues – No



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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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