

HoldenCopley

PREPARE TO BE MOVED

Meadow Road, Netherfield, Nottinghamshire NG4 2FR

£300,000

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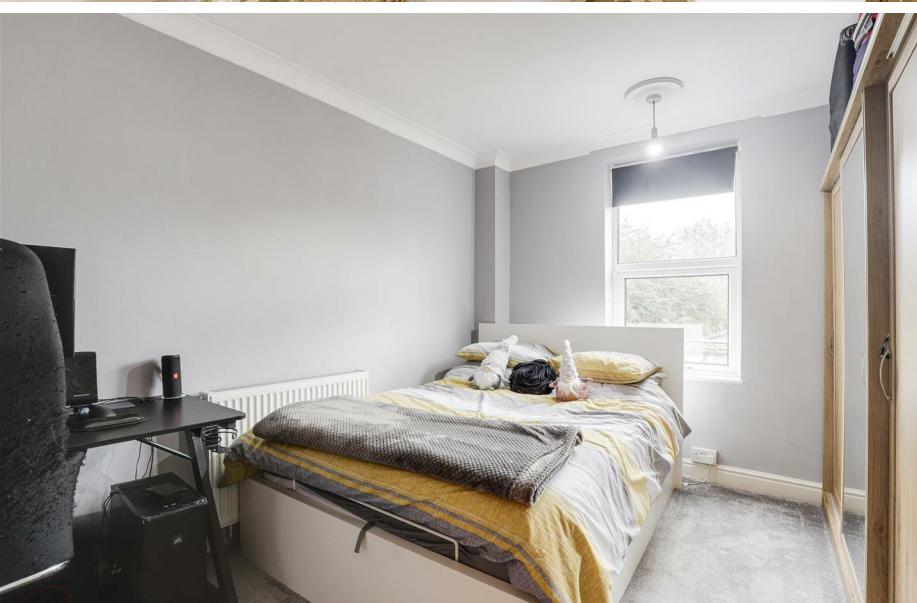


BEAUTIFULLY PRESENTED FAMILY HOME

Situated in a popular and convenient area, this charming three-bedroom detached family home offers a perfect blend of period charm and modern living. Bursting with original character features, this property would make the ideal home for a growing family. Boasting spacious accommodation throughout, multiple bay-fronted rooms, and a well-presented garden, this home simply must be viewed to be fully appreciated. Upon entering, you are greeted by a welcoming entrance hall with stylish wood-effect flooring and a traditional staircase leading to the first floor. The bay-fronted living room enjoys an abundance of natural light and features a beautiful log burner set within a recessed chimney breast — perfect for cosy evenings. The dining room, also bay-fronted, provides an ideal space for entertaining and benefits from French doors opening out to the rear garden, creating a wonderful indoor-outdoor flow. Open access leads into the modern fitted kitchen, which is finished with shaker-style units, wood-effect worktops, and a range of integrated appliances. Completing the ground floor is a useful utility room and a separate W/C. The first-floor landing provides access to three generous double bedrooms, each beautifully presented and full of character. The master bedroom and second bedroom both benefit from bay windows and original Victorian fireplaces, while the third bedroom also enjoys charming period detailing. The accommodation is serviced by a four-piece family bathroom suite, complete with a bath, separate shower enclosure, and modern vanity unit. To the front of the property, a driveway provides off-street parking for multiple cars. To the rear, there is a well-maintained, private garden featuring a decked seating area, patio space, a detached garage and a lawn, perfect for family gatherings and summer entertaining.

MUST BE VIEWED





- Detached Family Home With Original Features Throughout
- Three Double Bedrooms
- Bay Fronted Living Room With Log Burner
- Bay Fronted Open Access Dining Room
- Modern Fitted Kitchen
- Utility Room & Ground Floor W/C
- Four Piece Bathroom Suite
- Off-Street Parking & Detached Garage
- Well-Presented Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'1" x 6'4" (4.30m x 1.95m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door leading into the accommodation.

Living Room

14'7" into bay x 12'3" (4.47m into bay x 3.75m)

The living room has wood-effect flooring, a feature log burner in a recessed chimney breast alcove with a wooden mantel and tiled hearth, a radiator, coving to the ceiling, a ceiling rose, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed rectangular bay window to the front elevation.

Dining Room

15'1" into bay x 12'3" (4.61m into bay x 3.74m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, a ceiling rose, a UPVC double-glazed rectangular bay window to the side elevation, double French doors leading out to the rear garden, and open access into the kitchen.

Kitchen

10'11" max x 9'10" (3.33m max x 3.02m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double-oven, an integrated electric hob with a glass splashback and angled extractor fan, vinyl flooring, a UPVC double-glazed window to the side elevation, and recessed spotlights.

Lobby

3'3" x 2'8" (1.00m x 0.83m)

The lobby has vinyl flooring.

W/C

5'10" x 3'4" (1.79m x 1.03m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, vinyl flooring, a radiator, an extractor fan, and coving to the ceiling.

Utility Room

8'9" x 7'9" (2.68m x 2.38m)

The utility room has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, vinyl flooring, a radiator, a wall-mounted Worcester combi boiler, and two UPVC double-glazed windows to the side elevations.

FIRST FLOOR

Landing

6'4" x 6'4" (1.95m x 1.94m)

The landing has carpeted flooring, two UPVC double-glazed windows to the side elevations, coving to the ceiling, and access to the first floor accommodation.

Master Bedroom

15'6" into bay x 12'2" (4.73m into bay x 3.72m)

The main bedroom has carpeted flooring, a radiator, an original Victorian fireplace, a picture rail, coving to the ceiling, a ceiling rose, and a UPVC double-glazed rectangular bay window to the side elevation.

Bedroom Two

14'10" into bay x 12'3" (4.54m into bay x 3.75m)

The second bedroom has carpeted flooring, a radiator, an original Victorian fireplace, coving to the ceiling, a ceiling rose, and a UPVC double-glazed rectangular bay window to the front elevation.

Inner Landing

11'4" x 3'6" (3.47m x 1.07m)

The inner landing has carpeted flooring, a radiator, and access to the loft.

Bedroom Three

12'6" x 9'4" (3.82m x 2.86m)

The third bedroom has carpeted flooring, an original Victorian fireplace, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed window to the rear elevation.

Bathroom

10'0" x 6'0" (3.05m x 1.83m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a paved patio seating area, a lawn, a garage, a gravelled area, an outdoor tap, gated access, and fence panelled boundaries.

Garage

16'3" x 9'1" (4.97m x 2.77m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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:

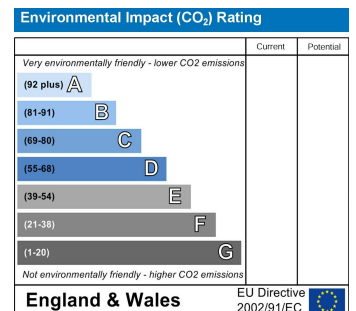
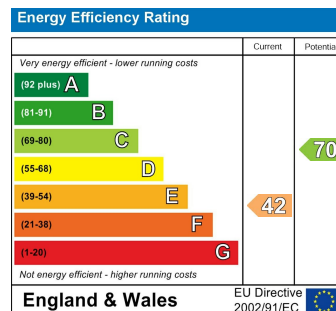
Property Tenure is freehold.

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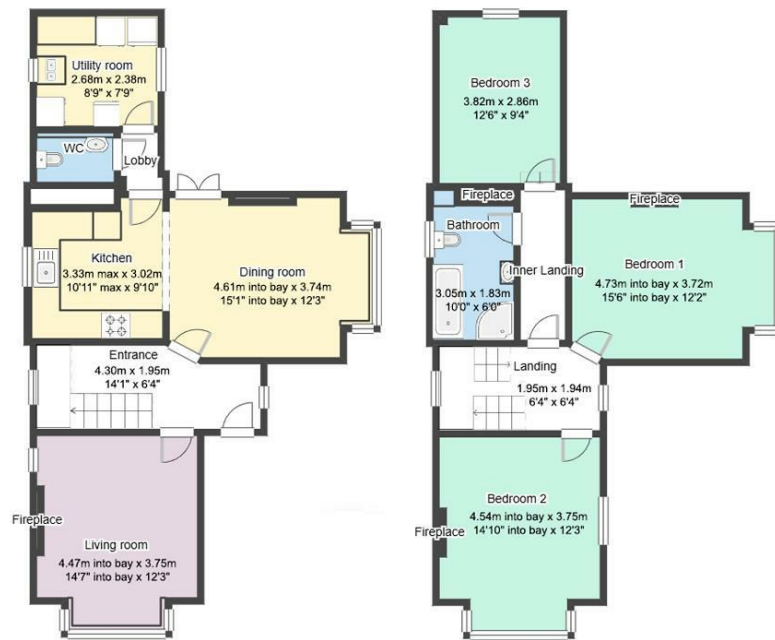
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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