

HoldenCopley

PREPARE TO BE MOVED

Broxtowe Lane, Broxtowe, Nottingham NG8 5NA

£995 PCM

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PERFECT FAMILY HOME...

This well-presented, three-bedroom semi-detached house in the popular location of Broxtowe is available for immediate occupancy, unfurnished. Ideal for families, the property is conveniently situated near shops, schools, and transport links to the City Centre. The ground floor features an inviting entrance hall, a spacious living room, and a modern fitted kitchen/diner equipped with a range of high-spec integrated appliances. The first floor comprises three good-sized bedrooms serviced by a modern three-piece shower suite. The exterior boasts a front lawned area with a pathway leading to the accommodation and availability for both off & on street parking and to the rear is an enclosed garden with a lawn, paved seating area, decorative plants and shrubs, all surrounded by a fence with gated access making it perfect for Summer activities.

AVAILABLE NOW!





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Modern Three Piece Shower Suite
- Ample In-Built Storage
- Front & Rear Gardens
- On-Street Parking Available
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

4'11" x 2'9" (1.50m x 0.85m)

The entrance hall has carpeted flooring and stairs, in-built cupboard, smoke alarm and a single UPVC door providing access into the accommodation

Living Room

14'8" x 11'0" (max) (4.48m x 3.37m (max))

The living room has wood effect laminate flooring, chimney breast with a recess, radiator and a UPVC double glazed window

Kitchen/Diner

17'10" x 8'4" (max) (5.46m x 2.55m (max))

The kitchen/diner has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with granite effect worksurfaces, integrated oven with gas hobs, stainless steel sink and an over hood extractor fan, sink with a drainer and mixer taps, space for a fridge/freezer and other appliances, in-built storage cupboard, vertical radiator, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors providing access to the rear elevation

FIRST FLOOR

Landing

7'11" x 5'7" (max) (2.42m x 1.71m (max))

The landing has carpeted flooring, loft hatch, smoke alarm, a UPVC double glazed window and provides access to the first floor accommodation

Master Bedroom

11'4" x 9'9" (max) (3.46m x 2.98m (max))

The main bedroom has wood effect vinyl flooring, in-built double wardrobe, radiator and a UPVC double glazed window

Bedroom Two

9'11" x 9'9" (max) (3.04m x 2.99m (max))

The second bedroom has wood effect vinyl flooring, in-built storage cupboard, radiator and a UPVC double glazed window

Bedroom Three

8'0" x 6'11" (2.45m x 2.12m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window

Shower Suite

6'10" x 6'2" (max) (2.09m x 1.90m (max))

The shower suite has tiled flooring, fully tiled walls, recessed ceiling spotlights, wall mounted cabinets, vanity washbasin with mixer taps, low level dual flush WC, corner shower enclosure with a wall mounted mains-fed waterfall shower and a separate shower over, two extractor fans, wall mounted chrome towel rail and a UPVC double glazed obscure window

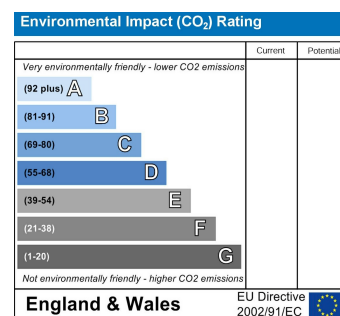
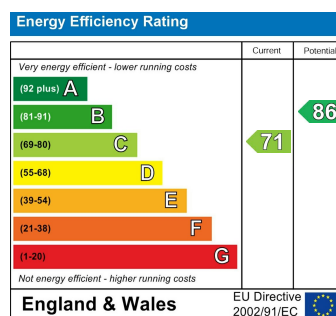
OUTSIDE

FRONT

To the front is a lawn and a pathway leading to the accommodation with a fence surround with availability for off street parking

REAR

To the rear is an enclosed garden with a lawn, paved seating area, access to a shed, a pergola, a range of decorative plants and shrubs with a fence surround and gated access to the front





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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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk