

# HoldenCopley

PREPARE TO BE MOVED

Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RP

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£215,000



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## WELL-PRESENTED FAMILY HOME...

This three bedroom semi-detached house is beautifully presented throughout and offers spacious accommodation, making it an ideal purchase for a range of buyers. The property is situated in a popular location within Bestwood Park, close to a range of local amenities, transport links and schools. Boasting a modern fitted kitchen, generous living space and a low-maintenance garden, this home is ready to move straight into. The accommodation comprises an entrance hall leading to a spacious living/dining room with patio doors opening into the conservatory – perfect for entertaining and relaxing. The stylish fitted kitchen features shaker-style units, wood-effect worktops, a range of integrated appliances and direct access to the garden. Upstairs, the first floor offers three well-proportioned bedrooms, serviced by a modern three-piece bathroom suite with a bath, overhead shower and contemporary tiling. The property also benefits from a great loft space with Velux windows, offering a versatile space. To the front of the property is a gated driveway providing off-street parking. To the rear is a private enclosed garden with paved and decked seating areas, an artificial lawn, raised planters and a shed – providing the perfect spot for outdoor enjoyment.

MUST BE VIEWED







- Semi-Detached House
- Three Bedroom
- Spacious Living/Dining Room
- Conservatory
- Stylish Modern Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Loft Space
- Gated Off-Street Parking
- Low-Maintenance Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

8\*9" x 3\*7" (2.67m x 1.11m)

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

Living/Dining Room

10\*1" x 11\*10" & 10\*3" x 11\*0" (3.09m x 3.62m & 3.14m x 3.36m)

The living/dining room has partially carpeted and wood-effect flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and sliding patio doors leading out to the conservatory.

Conservatory

8\*11" x 12\*9" (2.72m x 3.89m)

The conservatory has tiled flooring, exposed brick walls, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors to the rear elevation.

Kitchen

18\*2" x 7\*9" (5.55m x 2.37m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops and LED lights, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a stainless steel splashback and concealed extractor fan, an integrated dishwasher, space and plumbing for an American-style fridge freezer, wood-effect flooring, understairs storage, recessed spotlights, two UPVC double-glazed windows to the side elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

2\*11" x 9\*6" (0.89m x 2.90m)

The landing has carpeted flooring and stairs, built-in storage cupboards, and provides access to the first floor accommodation.

Master Bedroom

11\*7" x 10\*2" (3.55m x 3.11m)

The main bedroom has carpeted flooring, a built-in storage cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

7\*1" x 11\*1" (2.18m x 3.38m)

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

Bedroom Three

11\*7" x 5\*7" (3.55m x 1.72m)

The third bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

7\*0" x 7\*7" (2.14m x 2.33m)

The bathroom has a low level flush W/C, a countertop wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

LOFT SPACE

Loft

12\*5" x 18\*4" (3.81m x 5.59m)

The loft has carpeted flooring, eaves storage, and five Velux windows.

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a decked seating area, an artificial lawn, a shed, raised planters, and fence panelled boundaries.

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)

1000 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 – Subject to historic restrictive covenants which prohibit the manufacture, sale or supply of intoxicating liquors or use as licensed premises without the consent of the original purchasers or their successors in title.

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 - Nottingham City Council - Band A

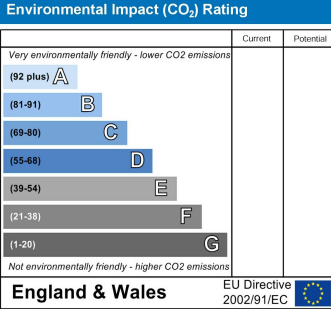
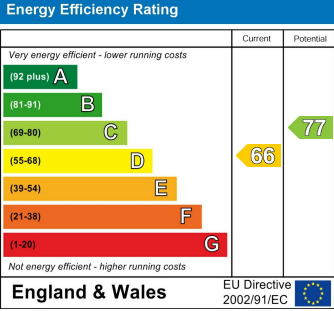
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

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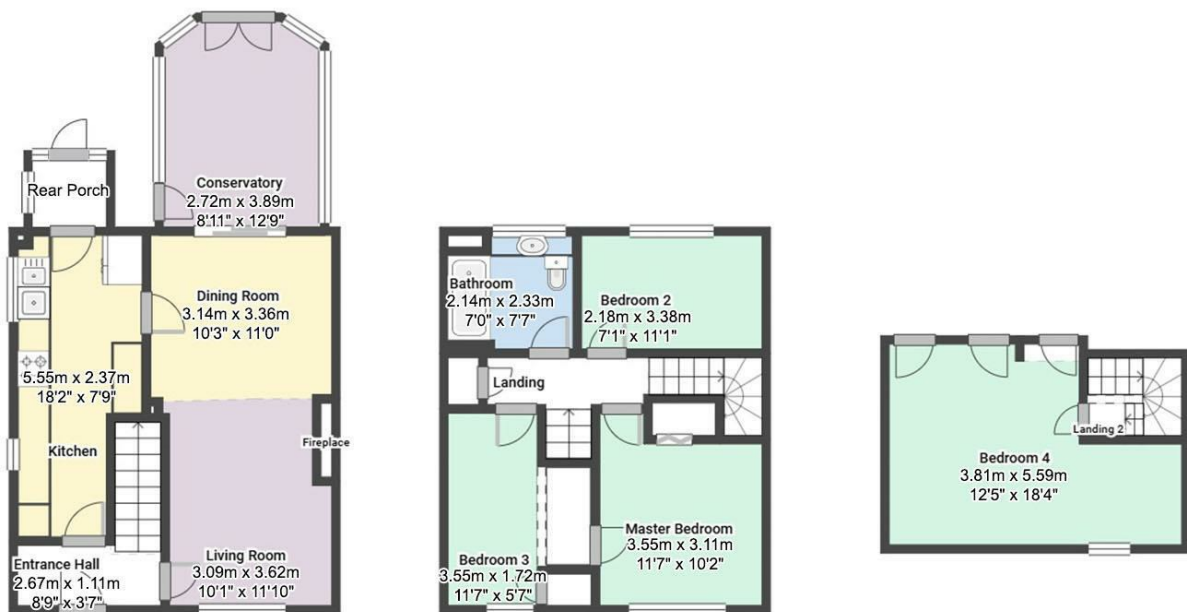
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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

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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