

HoldenCopley

PREPARE TO BE MOVED

Moor Road, Bestwood Village, Nottinghamshire NG6 8TE

Guide Price £250,000

Moor Road, Bestwood Village, Nottinghamshire NG6 8TE



GUIDE PRICE £250,000 - £270,000

SPACIOUS & STYLISH FAMILY HOME

This beautifully presented three-bedroom semi-detached home offers spacious accommodation throughout and would be the ideal purchase for a range of buyers, including growing families, first-time buyers, or anyone seeking a move-in ready home in a sought-after location. Situated in the heart of Bestwood Village, the property is perfectly positioned between the picturesque Bestwood Country Park and Mill Lakes, with excellent access to local shops, schools, and transport links including the A60 and M1. To the ground floor, the property welcomes you with a spacious entrance hall leading to a convenient W/C. The cosy bay-fronted living room is the perfect space to unwind. To the rear, a bright and airy dining room benefits from sliding patio doors that open out to the rear garden, while the adjoining kitchen offers ample storage and workspace, along with a separate utility room for everyday convenience. Upstairs, the first floor hosts two well-proportioned double bedrooms and a comfortable single bedroom—ideal as a nursery, home office, or guest room—all serviced by a stylish, contemporary three-piece bathroom suite. Outside, the property stands proud with a generous driveway providing off-street parking for multiple vehicles and gated access to the rear. The enclosed garden is the perfect retreat, boasting a patio seating area, a neatly maintained lawn, and fence-panelled boundaries that offer both privacy and security.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Driveway
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

13'8" x 6'2" (max) (4.19m x 1.89m (max))

The entrance hall has tile-effect flooring, carpeted stairs, a dado rail, coving to the ceiling, wall panning, a radiator, UPVC double-glazed obscure windows to the front and side elevations, and a UPVC door providing access into the accommodation.

W/C

3'10" x 2'7" (1.19m x 0.81m)

The space has a low level dual flush W/C, a wall-mounted wash basin with a splashback, and tile-effect flooring.

Living Room

18'4" x 12'7" (5.61 x 3.86)

The living room has Herringbone-style flooring, coving to the ceiling, a radiator, and a UPVC double-glazed bay window to the front elevation.

Dining Room

13'2" x 12'11" (max) (4.02m x 3.94m (max))

The dining room has wood-effect flooring, coving to the ceiling, a vertical radiator, a feature fireplace with a decorative surround and hearth, and sliding patio doors that open out on to the rear garden.

Utility Room

9'2" x 6'0" (2.80m x 1.85m)

The utility room has a range of shaker-style fitted base and wall units with worktops, a ceramic undermount sink with an extendable mixer tap, wall panelling, wood-effect flooring, space and plumbing for a dishwasher, and a UPVC double-glazed window to the side elevation.

Kitchen

12'8" x 11'0" (3.87m x 3.37m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated double oven, a gas hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, wood-effect flooring, partially tiled walls, wall panelling, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10'7" x 9'1" (max) (3.25m x 2.77m (max))

The landing has carpeted flooring, wall panelling, access to the loft, and a UPVC double-glazed obscure window to the side elevation.

Bedroom One

13'1" x 12'11" (max) (4.00m x 3.94m (max))

The main bedroom has carpeted flooring, coving to the ceiling, wall panelling, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

12'10" x 10'4" (max) (3.93m x 3.15m (max))

The second bedroom has carpeted flooring, a radiator, in-built storage, and two UPVC double-glazed windows to the front elevation.

Bedroom Three

9'0" x 8'11" (2.76m x 2.73m)

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

Bathroom

6'0" x 5'8" (1.84m x 1.74m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a vessel sink, a walk-in rainfall shower and handheld shower head, a shower screen, recessed shelving, a heated towel rail, an extractor fan, tile-effect flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a graveled driveway for multiple car off-street parking, gated access to the rear garden, and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a well-maintained lawn, various plants and mature trees, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / Some 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District 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.

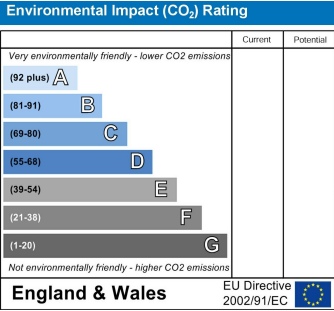
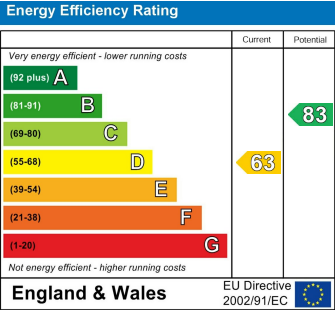
The vendor has advised the following:

Property Tenure is Freehold

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.

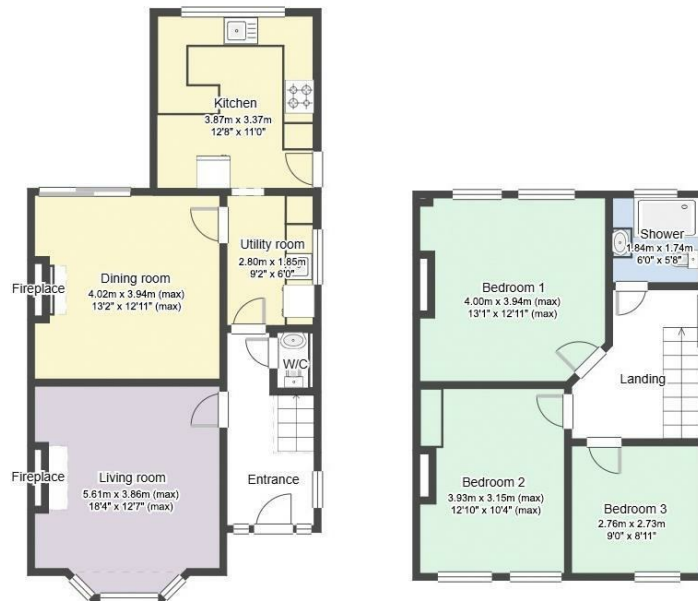
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Moor Road, Bestwood Village, Nottinghamshire NG6 8TE

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.