

HoldenCopley

PREPARE TO BE MOVED

Dylan Thomas Road, Bestwood Park, Nottinghamshire NG5 5UA

Guide Price £210,000 - £220,000

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IDEAL FOR FIRST TIME BUYERS...

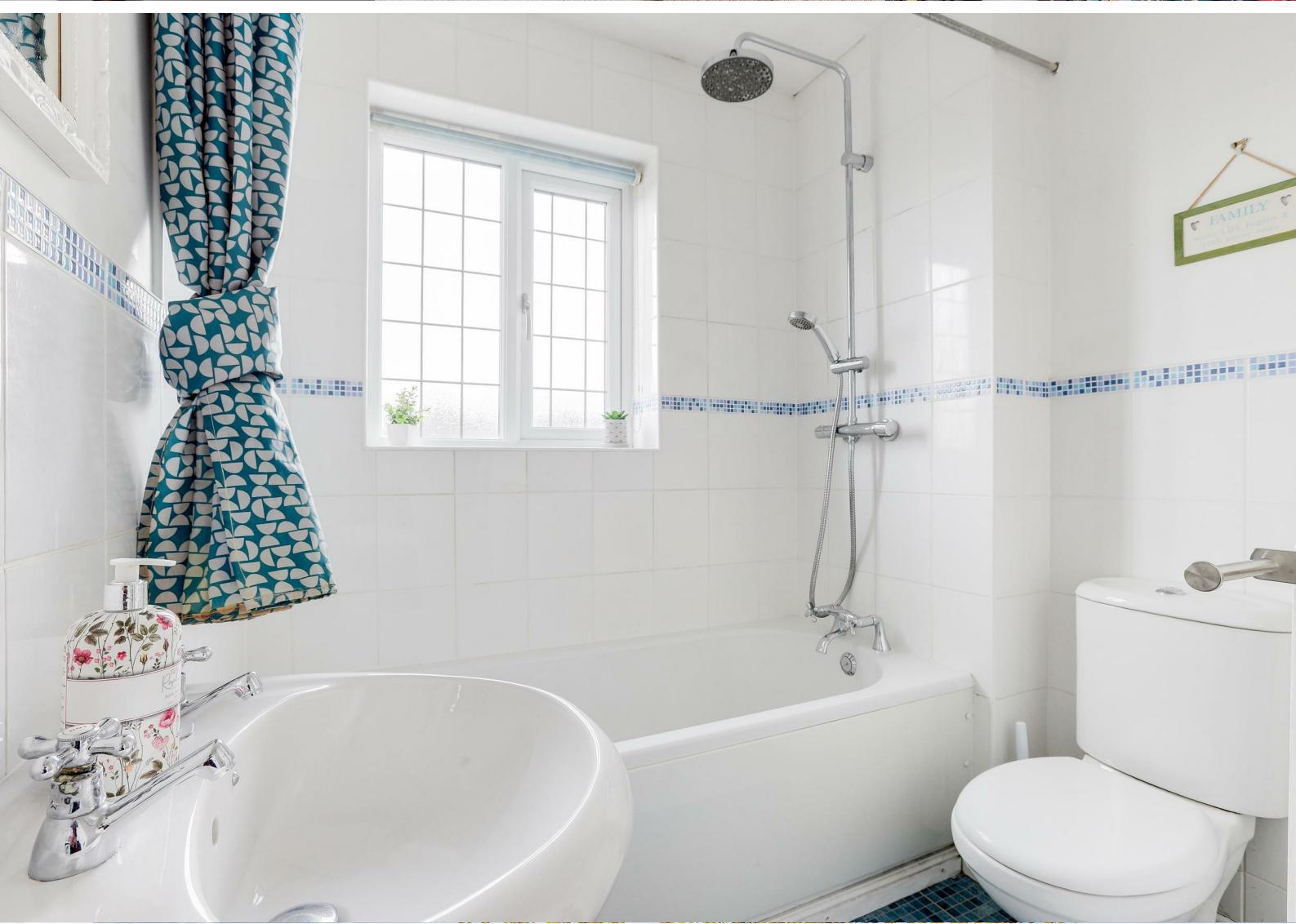
This three-bedroom semi-detached home is well-presented and would make the perfect purchase for a first-time buyer looking to move straight in. Situated in a well-connected location, the property benefits from being within easy reach of local amenities, excellent transport links, great schools, and the open space of Bestwood Country Park. To the ground floor, the property comprises an entrance, a spacious bay-fronted reception room, and a modern fitted kitchen. The first floor offers three bedrooms—with the master benefiting from fitted wardrobes—a three-piece bathroom suite, and access to a fully boarded loft, ideal for storage. To the front of the property is a well-maintained lawned garden and a gated driveway providing off-street parking, complete with an electric vehicle charging point. To the rear is a private, south-facing garden featuring a paved patio seating area, a lawn, and a versatile shed with power, currently utilised as a home office. The property also benefits from gas central heating controlled via HIVE.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private South-Facing Garden
- Well-Presented Throughout
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance

8'1" x 4'0" (max) (2.47m x 1.23m (max))

The entrance has a single UPVC door providing access into the accommodation.

Living/Dining Room

15'3" x 14'7" (max) (4.67m x 4.45m (max))

The living/dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring and stairs, an electric fireplace and coving.

Kitchen

14'8" x 7'11" (max) (4.48m x 2.43m (max))

The kitchen has a range of fitted base and wall units with solid oak worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a period style mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, laminate flooring, a radiator, exposed brick to the wall, spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

7'2" x 6'3" (2.19m x 1.92m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'2" x 8'2" (3.73m x 2.49m)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed wooden floorboards, a radiator, a fitted floor to ceiling wardrobe, a dado rail and coving.

Bedroom Two

9'11" x 8'2" (3.03m x 2.51m)

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

Bedroom Three

6'8" x 6'3" (2.05m x 1.91m)

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

Bathroom

8'2" x 6'3" (max) (2.49m x 1.91m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, lino flooring, partially tiled walls, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a gated driveway with an electric vehicle charging point.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a garden office, a lawn, a mature tree, an outdoor tap, courtesy lighting and fence panelled boundaries.

Garden Office

7'5" x 5'8" (2.27m x 1.75m)

The garden office has a window, lighting, power sockets and a single door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - 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 & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>		<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
<i>Not energy efficient - higher running costs</i>		<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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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