

# HoldenCopley

PREPARE TO BE MOVED

Bakewell Drive, Top Valley, Nottinghamshire NG5 9AF

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Guide Price £210,000

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GUIDE PRICE £210,000-£230,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented end-terrace house would make the perfect purchase for any first-time buyer or young family looking to take their first step onto the property ladder. Offering a modern interior throughout, this home is ready for the new owners to simply drop their bags and move straight in. Situated in a convenient and well-connected location, the property is just a stone's throw away from a range of local shops, excellent transport links, and great schools. To the ground floor, the property comprises an entrance hall, a ground floor W/C, a modern fitted kitchen, and a spacious reception room with double French doors leading out to the rear garden. Upstairs, the first floor hosts three well-proportioned bedrooms, a modern four-piece bathroom suite, and access to a full-height, boarded loft, perfect for additional storage or future potential. Outside, the property boasts a double driveway to the front, providing off-road parking for two vehicles. To the rear, you'll find a private, south-facing tiered garden featuring a paved patio seating area, decorative stone borders, wooden sleepers, and mature greenery—an ideal spot to relax. Further benefits include a new energy-efficient boiler with a 10-year warranty and a HIVE smart heating system, offering remote control of heating and hot water for added comfort and convenience.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Stylish Four Piece Bathroom
- Off-Road Parking
- Private Tiered South-Facing Garden
- Well-Connected Location
- New Boiler - 10 Year Warranty

Suite

Left





## GROUND FLOOR

### Entrance Hall

11'9" x 6'5" (3.60m x 1.98m)

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

### W/C

2'7" x 5'8" (0.81m x 1.74m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Kitchen

11'8" x 5'10" (3.58m x 1.79m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, space and plumbing for a washing machine and dishwasher, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Living Room

12'11" x 13'8" (3.94m x 4.18m)

The living room has UPVC double-glazed windows to the rear elevations, wood-effect flooring, a radiator and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

3'2" x 10'9" (0.98m x 3.29m)

The landing has carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

11'10" x 10'0" (3.61m x 3.05m)

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

### Bedroom Two

13'9" x 10'0" (4.21m x 3.05m)

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

### Bedroom Three

10'0" x 6'5" (3.06m x 1.98m)

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

### Bathroom

6'5" x 7'10" (1.98m x 2.39m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted double-ended bath, a fitted corner shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, recessed wall alcoves, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front is a driveway for two vehicles and courtesy lighting.

### Rear

To the rear is a private tiered south-facing garden with a paved patio seating area, decorative stones, wooden sleepers, mature shrubs and trees, an outdoor tap, a single wooden gate and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 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:

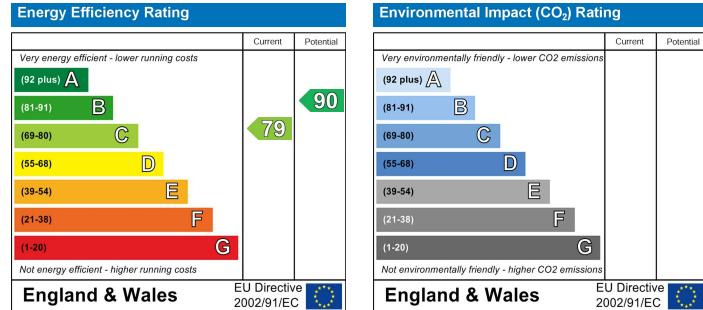
Property Tenure is Freehold

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 license 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.

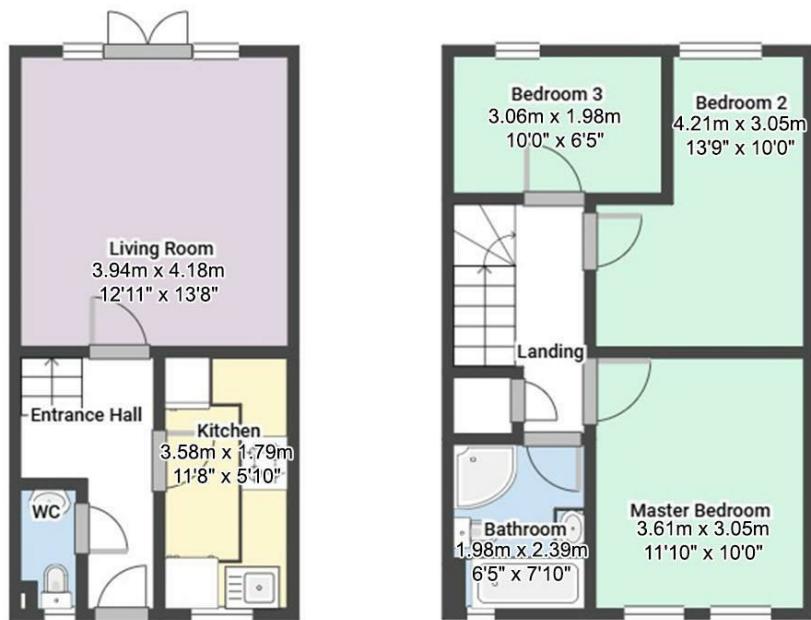
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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