

# HoldenCopley

PREPARE TO BE MOVED

Dylan Thomas Road, Bestwood Park, Nottinghamshire NG5 5UA

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Guide Price £200,000 - £210,000

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IDEAL FOR FIRST TIME BUYERS...

This well presented semi-detached home is the perfect choice for any first-time buyer or young couple looking to move straight in. Occupying a convenient position close to local shops, great schools, transport links, and within easy reach of Bestwood Country Park. The ground floor boasts a spacious reception room, a modern fitted kitchen, and open access into a bright conservatory, complete with French doors leading out to the rear garden. To the first floor, the accommodation comprises two well-proportioned bedrooms, a three-piece bathroom suite, and loft access for additional storage. To the front of the property is a driveway, providing off-road parking, alongside a well-maintained lawned garden. The rear of the property features a private, tiered garden, offering a choice of wooden decked seating areas, artificial lawned sections, and a summer house complete with a built-in bar and electrics—ideal for relaxing or hosting guests.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Tiered Garden
- Well-Connected Location
- Must Be Viewed







## GROUND FLOOR

### Entrance Hall

3'5" x 3'9" (1.05m x 1.15m)

The entrance hall has tiled flooring, partially tiled walls, a radiator, a recessed spotlight and a single UPVC door providing access into the accommodation.

### Living Room

12'5" x 13'4" (3.78m x 4.06m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, a dado rail and a wall-mounted electric fireplace.

### Kitchen

8'7" x 13'5" (2.62m x 4.09m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, space for a freestanding cooker with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, tiled flooring, a radiator, recessed spotlights and open access into the conservatory.

### Conservatory

9'1" x 11'5" (2.77m x 3.48m)

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

## FIRST FLOOR

### Landing

5'7" x 6'0" (1.70m x 1.83m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a dado rail, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

9'1" x 13'3" (2.77m x 4.04m)

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

### Bedroom Two

7'5" x 8'11" (2.26m x 2.72m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, partially panelled walls, recessed spotlights and a built-in wardrobe.

### Bathroom

6'0" x 5'7" (1.83m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed over the head rainfall shower, hand-held shower, a glass shower screen and tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway and a garden with a lawn, mature shrubs and trees.

### Rear

To the rear is a private tiered garden with wooden decked seating areas, artificial lawned areas, a summer house equipped with electric and fence-panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

## 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.

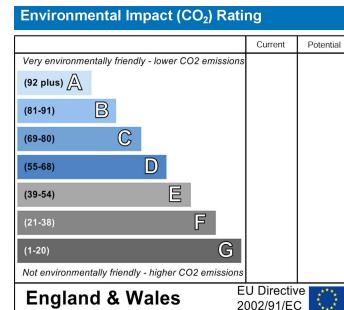
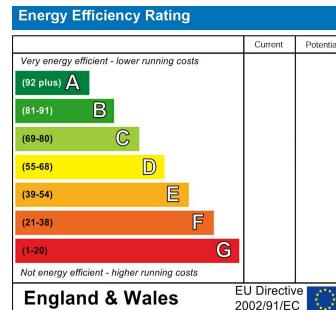
The vendor has advised the following:

Property Tenure is Freehold

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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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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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