

HoldenCopley

PREPARE TO BE MOVED

Markham Street, Newstead Village, Nottinghamshire NG15 0BP

Guide Price £175,000 - £185,000

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IDEAL FIRST-TIME BUYER HOME WITH SPACIOUS LIVING AND A GENEROUS GARDEN PLOT...

This well-presented three-bedroom semi-detached house would make an ideal home for first-time buyers. Tucked away in a popular location, it benefits from excellent transport links, local amenities close by, and easy access to Nottingham City, as well as scenic countryside walks right on the doorstep. The ground floor comprises an inviting entrance hall leading through to a spacious kitchen diner, a modern and practical space for everyday cooking, family meals, and entertaining. There is also a bright reception room and a conservatory, creating plenty of room to relax and unwind. Upstairs, the property offers two double bedrooms, a further single bedroom, and a stylish three-piece bathroom suite. Outside, the front of the home features a driveway with parking for two cars and a lawned garden, while to the rear is a generous south-facing garden with a patio seating area and lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a carpeted stair runner, panelled walls and a single composite door providing access into the accommodation.

Kitchen Diner

16'2" x 13'10" (max) (4.93m x 4.22m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, space for a washing machine, dishwasher & American fridge freezer, partially tiled walls, panelled walls, wood-effect flooring, a radiator and three UPVC double-glazed windows to the front, side and rear elevations.

Hall

9'3" x 4'4" (max) (2.82m x 1.34m (max))

The hall has wood-effect flooring and a single UPVC door providing access to the conservatory.

Living Room

16'1" x 11'3" (max) (4.91m x 3.44m (max))

The living room has wood-effect flooring, two radiators and two UPVC double-glazed windows to the front and rear elevations.

Conservatory

11'10" x 7'0" (3.62m x 2.15m)

The conservatory has carpeted flooring, a polycarbonate roof, single-glazed windows surround and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'4" x 9'3" (max) (2.87m x 2.82m (max))

The landing has carpeted flooring, a radiator, panelled walls, a UPVC double-glazed window to the rear elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

10'6" x 9'11" (3.22m x 3.03m)

The main bedroom has carpeted flooring, a radiator, a feature panelled wall, access to the walk-in closet and a UPVC double-glazed window to the front elevation.

Walk-In Closet

6'7" x 3'6" (2.02m x 1.08m)

The closet has carpeted flooring and ample storage space.

Bedroom Two

11'10" x 11'3" (max) (3.62m x 3.44m (max))

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

Bedroom Three

8'4" x 8'3" (max) (2.55m x 2.52m (max))

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

Bathroom

6'2" x 6'1" (max) (1.88m x 1.87m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric overhead rainfall shower, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, an in-built cupboard and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking, gated access to the rear garden, a lawn, motion sensor lighting and fence panelling boundaries.

Rear

To the rear is an enclosed south-facing garden with a paved patio, a lawn, mature

trees, a wooden shed, an outdoor tap, a security light, a power socket, and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. 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 - Gedling Borough Council - Band A

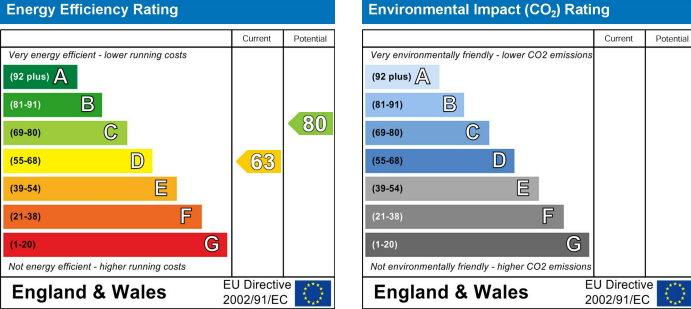
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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