

HoldenCopley

PREPARE TO BE MOVED

Syke Road, Heron Ridge, Nottinghamshire NG5 9BJ

Asking Price £230,000

Syke Road, Heron Ridge, Nottinghamshire NG5 9BJ



NO UPWARD CHAIN...

This three bedroom link-detached house has the winning combination of indoor and outdoor space whilst being presented to a high standard throughout, perfect for any growing families. The property benefits from a recently refurbished kitchen and a newly fitted boiler just 2 years old. Situated close to many local amenities such as shops, eateries, excellent transport links into the City Centre, The City Hospital and is within catchment area to great schools including Westglade Primary School and many more. To the ground floor is an entrance hall, a spacious living room, a family room, a modern fitted kitchen/diner, a utility room, a ground floor W/C and to the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a large driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Link Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen/Diner
- Utility Room & Ground Floor Shower Room
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- No Upward Chain





FIRST FLOOR

Entrance Hall

5*10" x 5*2" (1.8 x 1.6)
The entrance hall has laminate flooring, carpeted stairs and a UPVC double glazed door providing access into the accommodation

Living Room

16*8" x 12*9" (5.1 x 3.9)
The living room has carpeted flooring, a wall mounted radiator, a wall mounted electric fire, a TV point and a UPVC double glazed bay window to the front elevation

Family Room

8*2" x 18*8" (2.5 x 5.7)
The family room has laminate flooring, a wall mounted radiator, two built-in cupboards and a UPVC double glazed window to the front elevation

Kitchen/Diner

16*4" x 11*5" (5.0 x 3.5)
The kitchen/diner has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with square edge worktops, a stainless steel sink with mixer taps and a drainer, an integrated oven with a gas hob and sloping extractor hood, space for a fridge freezer, space for a dining table, a UPVC double glazed window and French doors to the rear garden

Utility Room

12*1" x 4*7" (3.7 x 1.4)
The utility room has laminate flooring, fitted base units with rolled edge worktops, a stainless steel sink with mixer tap and a drainer, space and plumbing for a washing machine, space for a tumble dryer, an extractor fan and a UPVC double glazed window to the rear elevation

Shower Room

2*11" x 9*10" (0.9 x 3.0)
The shower room has a heated towel rail, a low level flush W/C, a pedestal wash basin, tiled splashback, a shower enclosure with a wall mounted rainfall shower, an extractor fan and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Landing

6*10" x 9*6" (2.1 x 2.9)
The landing has carpeted flooring, a built-in cupboard, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

13*5" x 8*10" (4.1 x 2.7)
The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the front elevation

Bathroom

6*10" x 6*10" (2.1 x 2.1)
The bathroom has laminate flooring, a heated towel rail, tiled walls, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

11*1" x 8*10" (3.4 x 2.7)
The second bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

Bedroom Three

6*10" x 9*10" (2.1 x 3.0)
The third bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants and shrubs, courtesy lighting and a driveway providing off road parking

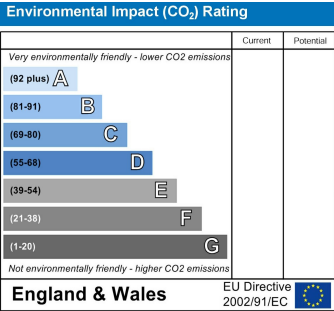
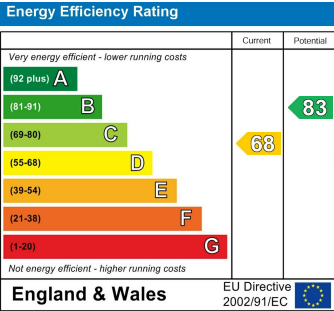
Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, an outdoor tap, a lawn, a range of plants and shrubs, mature trees and panelled fencing

DISCLAIMER

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 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.



Syke Road, Heron Ridge, Nottinghamshire NG5 9BJ

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
785.01 Sq Ft - 72.93 Sq M
Approx. Gross Internal Area of the Entire Property:
1196.62 Sq Ft - 111.17 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:
411.61 Sq Ft - 38.24 Sq M
Approx. Gross Internal Area of the Entire Property:
1196.62 Sq Ft - 111.17 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@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.