

HoldenCopley

PREPARE TO BE MOVED

Valley Road, Basford, Nottinghamshire NG5 IHZ

Guide Price £200,000

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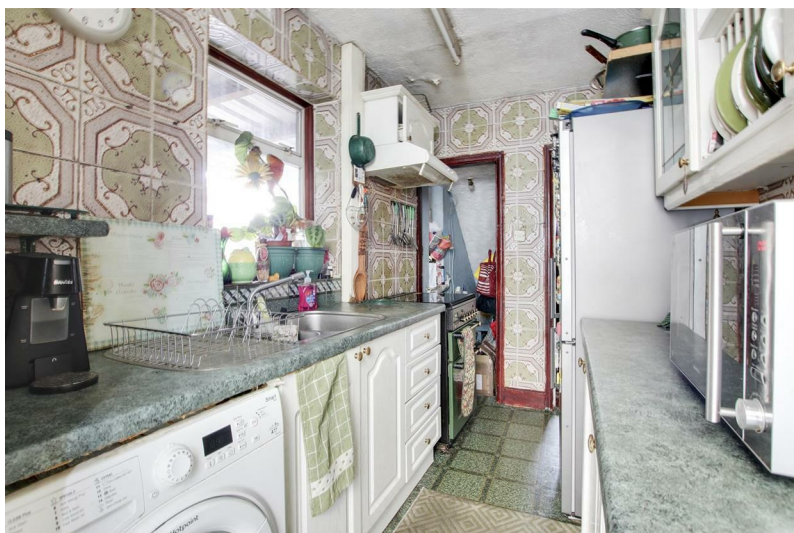
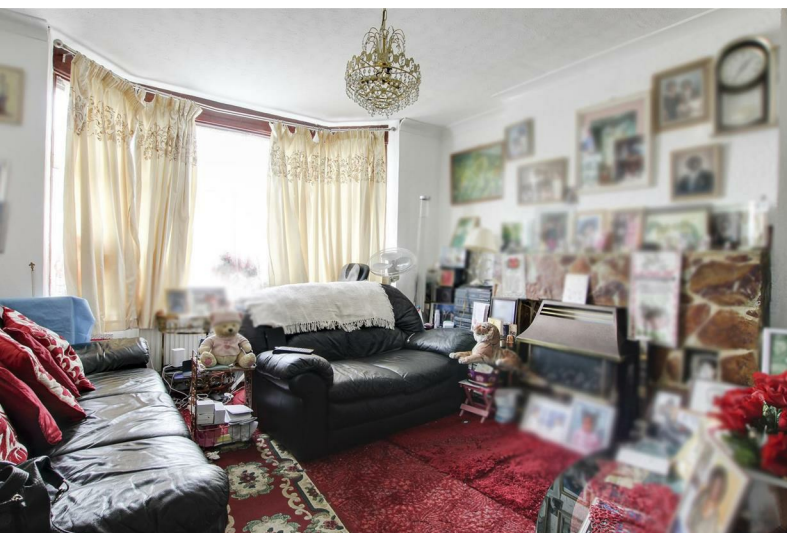


GUIDE PRICE - £200,000 - £220,000

SPACIOUS FAMILY HOME...

This three bedroom detached property would make for an ideal family home as it offers spacious accommodation throughout, including a spacious rear garden. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools and green spaces such as Vernon Park. To the ground floor of the property is an entrance hall, a bay fronted living room, a dining room, a kitchen, a conservatory and a ground floor WC. To the first floor of the property are three bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is a driveway and a car port to provide ample off road parking, to the rear of the property is a private enclosed garden with a paved patio area and a lawn.

MUST BE VIEWED





- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Additional WC
- Conservatory
- Private Rear Garden
- Car Port & Driveway
- Close To Local Amenities
- Spacious Accommodation
- Must Be Viewed





GROUND FLOOR

Hallway

16'4" x 4'3" (5.0 x 1.3)

The hallway has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and provides access into the accommodation

WC

3'3" x 5'2" (1.0 x 1.6)

This space has tiled flooring, a low level flush WC, a wash basin with stainless steel mixer taps, half height panelling and a UPVC double glazed obscure window to the front elevation

Living Room

12'9" x 15'5" (3.9 x 4.7)

The living room has carpeted flooring, a fireplace with a decorative mantelpiece and hearth, a TV point, coving to the ceiling, a radiator and a UPVC double glazed bay window to the front elevation

Dining Room

13'1" x 11'9" (4.0 x 3.6)

The dining room has carpeted flooring, coving to the ceiling a feature fire with a tiled hearth, a radiator, a TV point and UPVC double glazed sliding doors to access the rear garden

Kitchen

6'10" x 13'1" (2.1 x 4.0)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, space for a freestanding cooker with an integrated extractor hood, space and plumbing for a washing machine, partially tiled walls, an in-built under stairs cupboard, a radiator and provides access into the conservatory

Conservatory

6'6" x 6'10" (2.0 x 2.1)

The conservatory has tiled flooring, a range of UPVC double glazed windows to the side and rear elevations, a UPVC door to provide access to the rear garden and a poly carbonate roof

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

11'1" x 13'1" (3.4 x 4.0)

The main bedroom has carpeted flooring, a radiator, a TV point and a UPVC double glazed window to the rear elevation

Bedroom Two

13'1" x 12'1" (4.0 x 3.7)

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

Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

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

Bathroom

12'9" x 6'10" (3.9 x 2.1)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin, a panelled bath with a chrome shower fixture, a shower enclosure with a wall mounted shower fixture, a wall mounted boiler, a chrome heated towel rail, partially tiled walls and UPVC double glazed windows to the side and rear elevations

OUTSIDE

Carport

The property benefits from a car port to provide further off road parking

Front

To the front of the property is a gated driveway to provide off road parking, various plants and shrubs as well as courtesy lighting

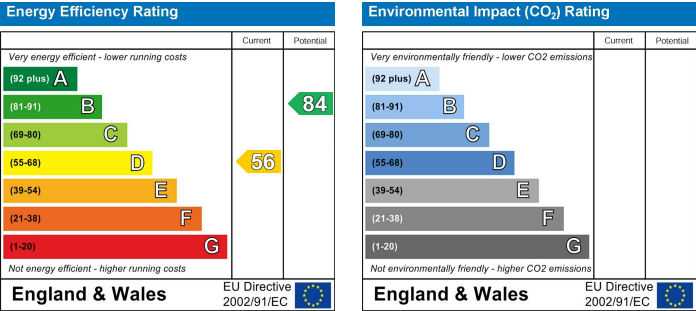
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio seating area, a garden shed, an outdoor tap, panelled fencing and courtesy lighting

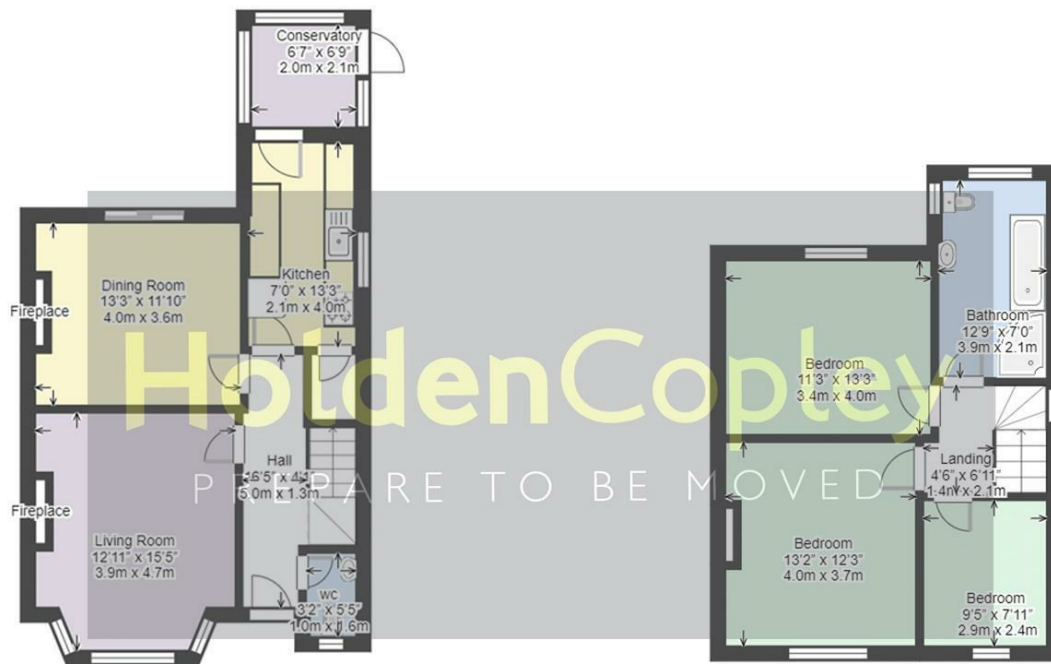
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Approx. Gross Internal Area of the Ground floor:
589.22 Sq Ft - 54.74 Sq M

Approx. Gross Internal Area of the Entire Property:
1110.08 Sq Ft - 103.13 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
520.87 Sq Ft - 48.39 Sq M

Approx. Gross Internal Area of the Entire Property:
1110.08 Sq Ft - 103.13 Sq M

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