

# HoldenCopley

PREPARE TO BE MOVED

Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RQ

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Guide Price £170,000 - £180,000



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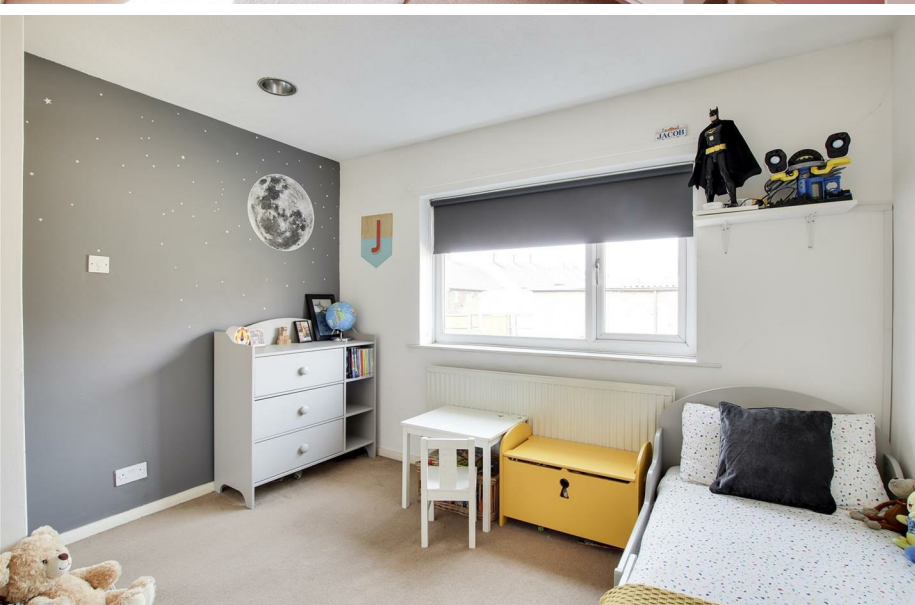
WELL PRESENTED THROUGHOUT...

This semi-detached house is truly a credit to the current owner as it has been transformed into a stunning home with no expense spared by having a newly fitted kitchen, new laminate flooring, a new boiler and much more, ready for you to drop your bags and move straight in! Situated in a popular location within reach of various local amenities, great schools, shops and easy access into Nottingham City Centre and the City Hospital. To the ground floor is an entrance hall, a fitted breakfast kitchen with integrated appliances and open plan to the dining room and living room, which benefits from a log burning stove. The first floor offers three good sized bedrooms serviced by a four-piece bathroom suite. Outside there are gardens to the front and rear of the property.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Newly Fitted Modern Kitchen
- Open Plan Living & Dining Room
- Four-Piece Bathroom Suite
- Storage Space
- New Laminate Flooring & New Boiler
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

8\*6" x 3\*7" (2.6 x 1.1)

The entrance hall has wood effect laminate flooring, a radiator, a wall mounted thermostat and security alarm panel, carpeted stairs and a UPVC door providing access into the accommodation

Kitchen

7\*10" x 18\*8" (2.4 x 5.7)

The kitchen has fitted shaker style units with marble effect laminate worktops and a breakfast bar island, a ceramic sink with a drainer and a gold swan neck mixer tap, an integrated oven with a four ring gas hob and extractor fan, an integrated dishwasher, an integrated bin and general waste, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, a large in-built under stair cupboard, wood effect laminate flooring, tiled splashback, two UPVC double glazed windows to the side elevation, a single UPVC door to the rear garden and open plan to the dining room

Dining Room

11\*1" x 11\*5" (3.4 x 3.5)

The dining room has wood effect laminate flooring, double French doors with bespoke blinds opening out to the rear garden and open plan to the living room

Living Room

10\*2" x 11\*5" (3.1 x 3.5)

The living room has a UPVC double glazed bow window with bespoke blinds to the front elevation, wood effect laminate flooring, a TV point, a radiator and a recessed chimney breast alcove with a log burner and a tiled hearth

FIRST FLOOR

Landing

The landing has carpeted flooring, access to a boarded loft with lighting via a drop down ladder and provides access to the first floor accommodation

Master Bedroom

10\*5" x 12\*1" (3.2 x 3.7)

The main bedroom has a UPVC double glazed window with bespoke blinds to the front elevation, carpeted flooring, a radiator, a TV point and an in-built cupboard

Bedroom Two

10\*9" x 11\*5" (3.3 x 3.5 )

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and spotlights on the ceiling

Bedroom Three

5\*6" x 12\*1" (1.7 x 3.7)

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

Bathroom

8\*2" x 7\*2" (2.5 x 2.2)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a chrome swan neck mixer tap, a panelled bath, a shower enclosure, a chrome heated towel rail, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with gated access to the rear

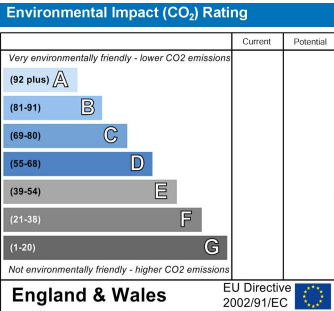
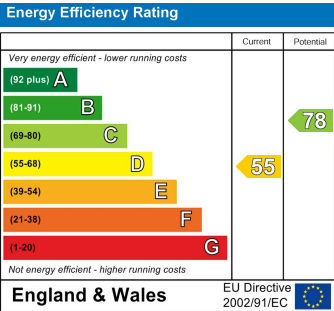
Rear

To the rear of the property is a private enclosed multi-level garden with a block paved area, courtesy lighting, steps up to a lawn, fence panelling and gated access

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# Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RQ



Approx. Gross Internal Area of the Ground floor:  
**425.82 Sq Ft - 39.56 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**858.1 Sq Ft - 79.72 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:  
**432.28 Sq Ft - 40.16 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**858.1 Sq Ft - 79.72 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

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

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

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