

HoldenCopley

PREPARE TO BE MOVED

Byron Street, Daybrook, Nottinghamshire NG5 6BS

£250,000

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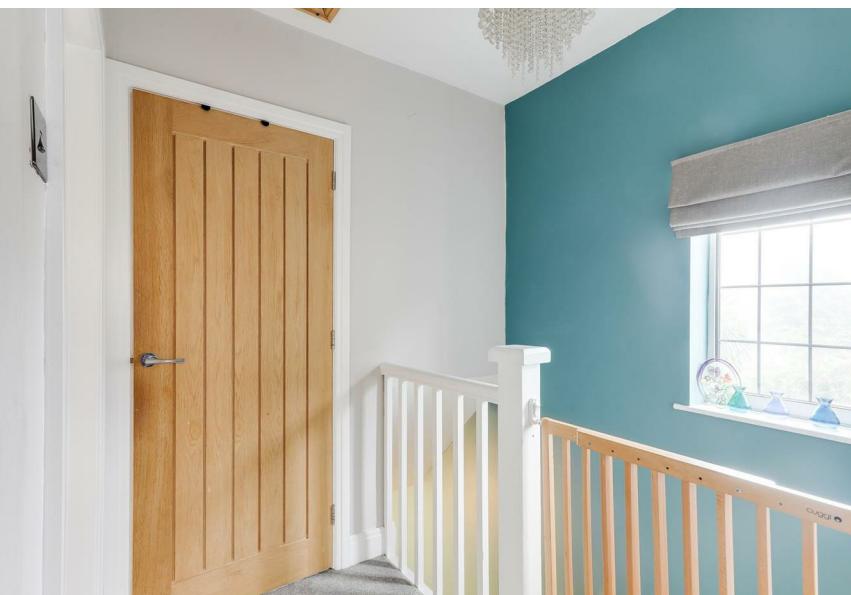


SEMI DETACHED HOUSE...

This beautifully presented semi-detached family home is situated in a popular location, perfect for a growing family. The property benefits from excellent transport links into Nottingham City Centre, with easy access to surrounding areas, local schools, shops, and a variety of other amenities. Offering a blend of modern living and functional family spaces, this home is ideal for those seeking comfort and convenience. As you enter the property, you are greeted by a porch that leads into a hallway. The ground floor features a living room with a bay window, allowing plenty of natural light to flood the space. The room also boasts a feature fireplace. The heart of the home is the large fitted kitchen diner, which has been thoughtfully designed to cater to family needs. The kitchen includes a central island, providing ample workspace and seating for casual dining, along with a range of integrated appliances for modern convenience. The open-plan layout flows seamlessly into the family room. Double French doors from the family room lead out to the rear garden. Upstairs, the first floor comprises two spacious double bedrooms. The third bedroom, though smaller, comes with fitted wardrobes, making it a perfect option for a child's room, home office, or dressing room. The family bathroom on this level features a four-piece suite. Externally, the property offers a small, low-maintenance garden to the front, along with a driveway for off-street parking and gated access leading to the rear. The south-facing rear garden is a highlight of the home, offering an enclosed and private outdoor space. It features a patio area, a lawn, and a raised gravelled section planted with conifer trees for added greenery. A shed offers additional storage, while the garden is bordered by a hedged and fence-panelled boundary for security and privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Family Room
- Four-Piece Bathroom Suite
- Off-Street Parking
- Enclosed rear garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

4'9" x 3'7" (1.45 x 1.11)

The porch has tiled flooring, UPVC double glazed surround, and a UPVC door opening to the front elevation.

Hallway

8'11" x 6'5" (2.74 x 1.97)

The hallway has tiled flooring, carpeted stairs, a radiator, a base cupboard, and a composite door providing access into the accommodation.

Living Room

12'0" x 11'4" (3.66 x 3.47)

The living room has a UPVC double glazed bay window to the front elevation, a vertical radiator, a feature fireplace, a TV point, and carpeted flooring.

Kitchen/Diner

18'4" x 10'5" (5.59 x 3.18)

The kitchen diner has a range of fitted base and wall units with worktops and a central island with a breakfast bar, an under-mounted stainless steel sink and half with integrated drainer grooves and a swan neck mixer tap, an integrated oven an integrated microwave, a ceramic hob, an integrated washing machine and dishwasher, an integrated fridge and freezer, an integrated tumble dryer, an in-built cupboard, a vertical radiator, space for a dining table, tiled flooring, and open access into the family room.

Family Room

17'1" x 8'7" (5.22 x 2.64)

The family room has a UPVC double glazed window to the rear elevation, two Velux windows, a TV point, a vertical radiator, tiled flooring, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'9" x 4'9" (2.08 x 1.45)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the barded loft via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

11'5" x 10'0" (3.49 x 3.05)

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

Bedroom Two

11'7" x 10'6" (3.54 x 3.21)

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

Bed Three

6'0" x 4'4" (1.85 x 1.34)

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

Bathroom

8'5" x 7'3" (2.58 x 2.23)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin with a mixer tap, a freestanding bath with central mixer taps, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small low-maintenance garden, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing garden with a patio area, a shed, a lawn, a raised gravelled area with planted conifer trees, a hedged with a fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	81	53
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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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