

HoldenCopley

PREPARE TO BE MOVED

Westbury Mews, Nottingham, Nottinghamshire NG5 1EN

Guide Price £395,000 - £450,000

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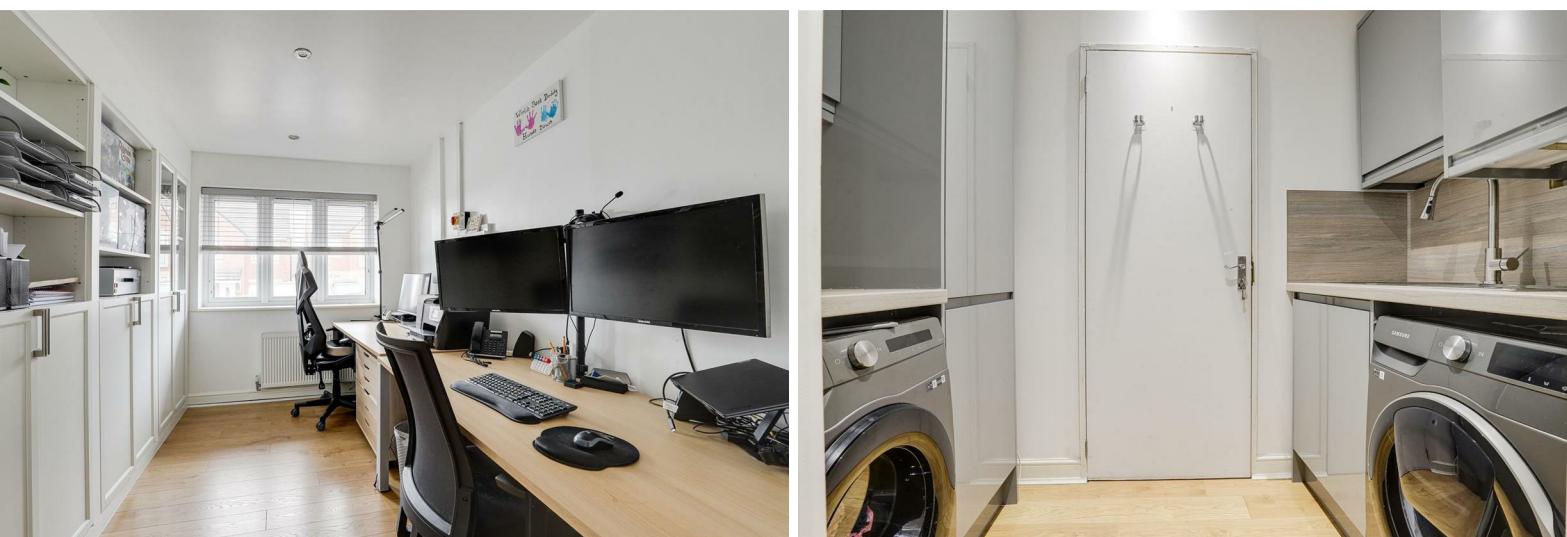


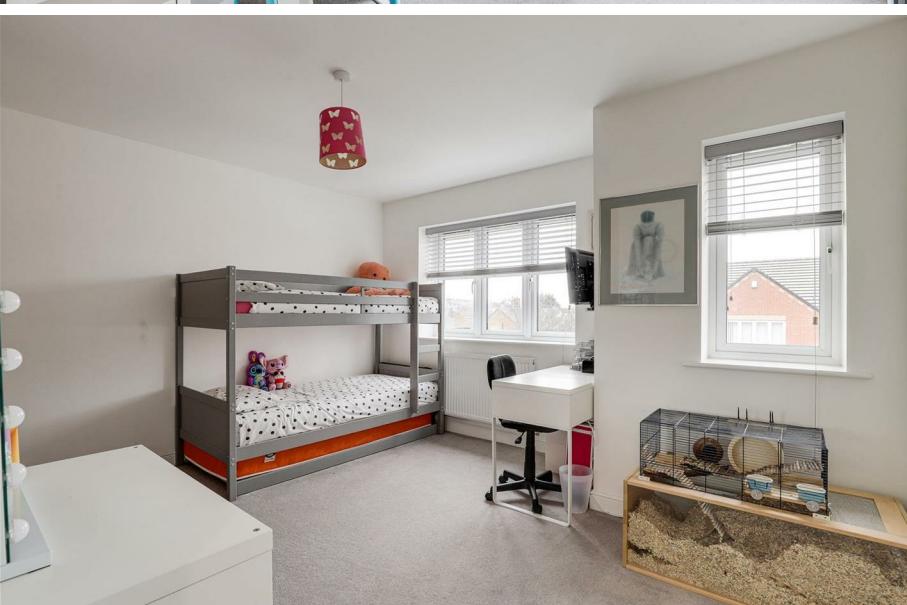
GUIDE PRICE £395,000 - £425,000

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This stunning four-bedroom detached house offers spacious, beautifully presented accommodation, making it the perfect choice for a family looking to move straight in and enjoy modern living. The property is ideally located, with easy access to a variety of local amenities, including shops, excellent transport links, and great schools. Upon entering, you are greeted by an entrance hall that leads to a spacious, square bay-fronted living room, offering plenty of natural light and a cozy space for the family to gather. A versatile office provides the ideal spot for working from home or additional storage. The modern, fitted kitchen diner is a real highlight, featuring stylish units and ample space for family meals and entertaining. A utility room and convenient ground-floor WC complete the layout. Upstairs, the first floor features four generously sized bedrooms, including a master bedroom with an en-suite bathroom for added privacy. A family bathroom with a three-piece suite serves the other bedrooms, and access to the boarded loft provides valuable storage or future expansion potential. To the front of the property, a block-paved driveway offers off-road parking, alongside a well-kept lawn. The private, tiered rear garden is a true outdoor haven, beautifully landscaped with a well-maintained lawn, paved patio areas for alfresco dining, and a shed for additional storage, creating a perfect space for relaxation and family enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Utility Room & W/C
- Versatile Office
- Three Piece Bathroom Suite & En-Suite
- Beautifully Landscaped Private Rear Garden
- Off-Road Parking
- Owned Solar Panels





GROUND FLOOR

Entrance Hall

3'4" x 17'0" (1.02m x 5.19m)

The entrance hall has herringbone effect flooring, carpeted stairs, a wall-mounted thermostat, a radiator, under stair in-built cupboards, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

9'7" x 19'7" (into bay) (2.93m x 5.98m (into bay))

The living room has carpeted flooring, two radiators, a TV point and a UPVC double-glazed square bay window to the front elevation.

Kitchen/Diner

25'11" x 9'9" (7.92m x 2.99m)

The kitchen/diner has fitted gloss handleless base and wall units with wood effect worktops, plinth lights and a breakfast bar, a sink and a half with a stainless steel mixer tap and drainer, an integrated oven, a gas hob with an extractor hood, an integrated fridge-freezer, two radiators, space for a dining table, herringbone effect flooring, recessed spotlights, two UPVC double-glazed windows to the rear elevation and UPVC French doors providing access out to the garden.

Office

8'0" x 11'8" (2.44m x 3.57m)

The office has wood effect flooring, a radiator, fitted cupboards with shelving, recessed spotlights and a UPVC double-glazed window to the front elevation.

Utility Room

8'0" x 4'0" (2.44m x 1.22m)

The utility room has fitted gloss handleless base and wall units with wood effect worktops, space and plumbing for a washing machine, space and plumbing for a tumble dryer, a stainless steel sink with a swan neck mixer tap and drainer, wood effect flooring, an extractor fan and recessed spotlights.

W/C

6'2" x 2'11" (1.88m x 0.90m)

This space has a low level dual W/C, a pedestal wash basin with a tiled splashback, a chrome heated towel rail, an extractor fan and herringbone effect flooring.

FIRST FLOOR

Landing

6'6" x 10'7" (1.99m x 3.23m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access into a boarded loft via a drop down ladder, a UPVC double-glazed window to the front elevation and provides access to the first floor accommodation.

Master Bedroom

15'0" x 9'8" (4.58m x 2.97m)

The main bedroom has carpeted flooring, two radiators, a wall-mounted thermostat, a TV point, floor to ceiling in-built wardrobes, two UPVC double-glazed windows to the rear elevation and access into the en-suite.

En-Suite

4'4" x 6'7" (1.33m x 2.01m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a tiled splash back, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a chrome heated towel rail, an electric shaving point, an extractor fan, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

13'2" x (maximum) x 12'7" (4.03m x (maximum) x 3.86m)

The second bedroom has carpeted flooring, a radiator, floor to ceiling in-built wardrobes and two UPVC double-glazed windows to the front elevation.

Bedroom Three

8'10" x 8'0" (2.71m x 2.44m)

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

Bedroom Four

9'8" x 8'6" (2.96m x 2.61m)

The fourth bedroom has carpeted flooring, a radiator, floor to ceiling in-built wardrobes and a UPVC double-glazed window to the rear elevation.

Bathroom

9'1" x 5'0" (2.77m x 1.54m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, a chrome heated towel rail, an electric shaving point, tiled flooring, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing access to off-road parking, a lawn and a single wooden gate providing rear access.

Rear

To the rear of the property is a private tiered garden with a fence panelled boundary, a well-maintained lawn, paved patio areas, a shed and courtesy lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 4G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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:

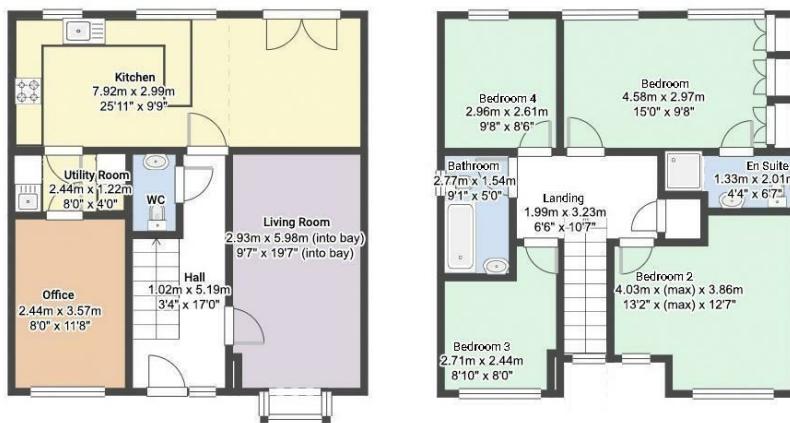
Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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



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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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