

HoldenCopley

PREPARE TO BE MOVED

Westbury Mews, Basford, Nottinghamshire NG5 IEN

£375,000

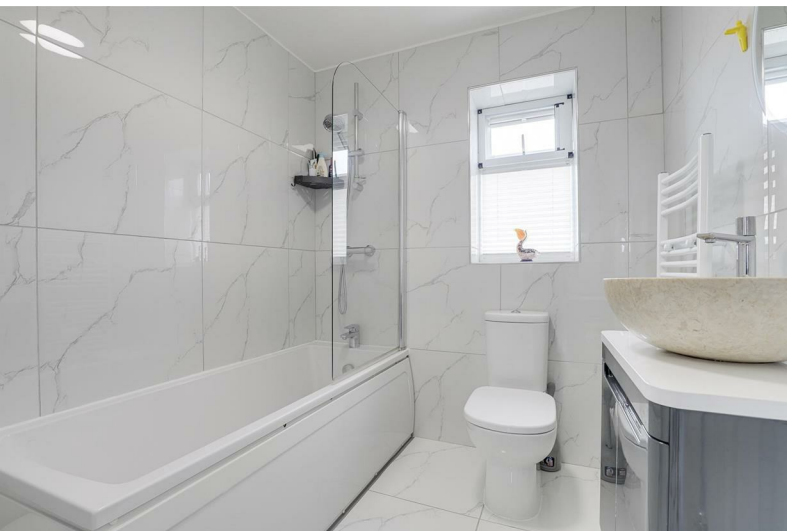
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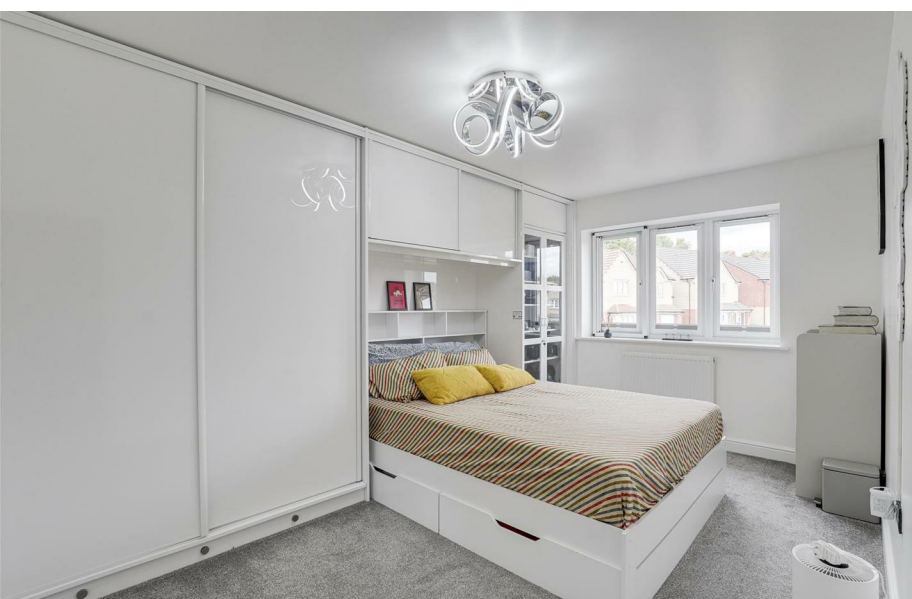


BEAUTIFULLY-PRESENTED MODERN HOME...

Situated in a residential cul-de-sac location, in the popular and convenient location of Basford offering convenient access to a variety of local amenities such as shops, excellent schools, parks, and eateries, alongside being close to Nottingham City Hospital, and has straight forward transportation links to Nottingham City Centre. Internally, this home benefits from spacious, beautifully presented accommodation, making it the perfect choice for a family looking to move straight in and enjoy modern living. The ground floor is home to a spacious living room, a modern fitted kitchen/diner with ample space for family meals and get togethers, with double French doors to the conservatory with unique tinted windows. To complete the ground floor, there is a fitted utility room, and a convenient W/C. Upstairs, the first floor is home to four bedrooms, each with fitted wardrobes for storage and convenience, with a private en-suite to the master bedroom, and a three-piece family bathroom suite servicing the remaining bedrooms. Externally, the front of the property boasts a driveway providing off-street parking for multiple cars, gated access to the rear, and an EV charging point. To the rear of the property is a private enclosed garden with a lawn and a unique feature of an artificial turf pitch and a net - ideal for enjoying the outdoors and practicing playing sports such as cricket or football!

MUST BE VIEWED





- Detached Home
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Conservatory
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Modern & Sleek Design Throughout
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Porch

5'2" x 3'8" (1.60m x 1.14m)
The porch has tiled flooring, UPVC double-glazed windows to the front and side elevations, a polycarbonate roof, and a single UPVC door providing access into the accommodation.

Entrance Hall

2l'3" x 6'9" (6.49m x 2.07m)
The entrance hall has tiled flooring, and carpeted stairs, a radiator, in-built cupboards, coving to the ceiling, and a single composite door providing access via the porch.

W/C

6'8" x 2'8" (2.05m x 0.83m)
This space has a low level dual flush W/C, a countertop wash basin with a mixer tap, tiled flooring and walls, a heated towel rail, and a UPVC double-glazed window to the front elevation.

Living Room

2l'2" x 10'5" (6.47m x 3.19m)
The living room has tiled flooring, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

l7'10" x 14'1" (5.45m x 4.31m)
The kitchen/diner has a range of fitted gloss base and wall units with worktops, a stainless steel sink and a half with a swan neck pull-out mixer tap and a drainer, an integrated oven with a five-ring gas hob and a glass splashback with an angled extractor fan, an integrated fridge freezer, space and plumbing for a dishwasher, tiled flooring, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the conservatory.

Conservatory

l9'1" x 8'4" (5.83m x 2.55m)
The conservatory has tiled flooring, UPVC double-glazed windows to the side and rear elevations, a polycarbonate roof, and sliding doors to the side and rear of the garden.

Utility Room

6'11" x 6'2" (2.13m x 1.90m)
The utility room has a range of fitted base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, a radiator, an extractor fan, and a single composite door providing side access.

FIRST FLOOR

Landing

l1'4" x 10'7" (3.46m x 3.24m)
The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, coving to the ceiling, an air-conditioning unit, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

l4'10" x 9'7" (4.54m x 2.93m)
The main bedroom has carpeted flooring, a fitted sliding door wardrobe, a fitted cupboard, and a fitted overhead cupboard, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

9'8" x 3'11" (2.95m x 0.95m)
The en-suite has a low level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a wall-mounted electric shaving point, a heated towel rail, an extractor fan, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'9" x 8'4" (3.30m x 2.55m)
The second bedroom has carpeted flooring, a fitted wardrobe with mirrored sliding doors, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'10" x 7'3" (3.31m x 2.23m)
The third bedroom has carpeted flooring, a fitted wardrobe with sliding doors, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

9'4" x 7'8" (2.85m x 2.36m)
The fourth bedroom has carpeted flooring, a fitted wardrobe with mirrored sliding doors, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bathroom

6'9" x 6'5" (2.07m x 1.97m)
The en-suite has a low level flush W/C, a countertop wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring and walls, a wall-mounted electric shaving point, a heated towel rail, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking, gated access to the rear, and an EV charging point.

Rear

To the rear of the property is a private enclosed garden with a lawn, an artificial turf pitch with a net, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and most 4G
- 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

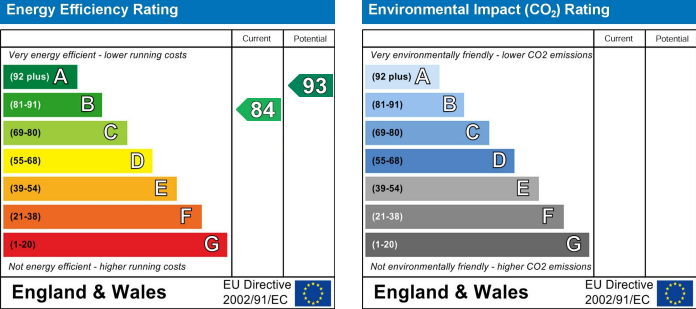
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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.

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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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