

HoldenCopley

PREPARE TO BE MOVED

Chediston Vale, Bestwood Park, Nottinghamshire NG5 5PA

Guide Price £220,000 - £240,000

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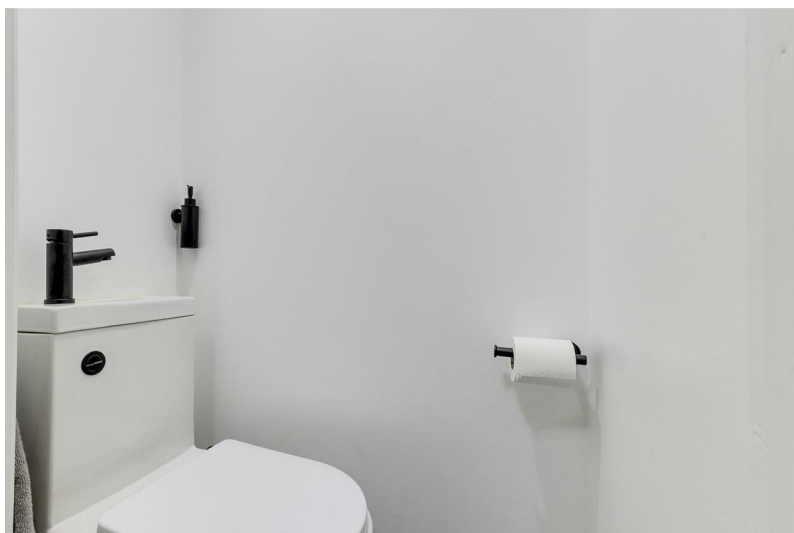


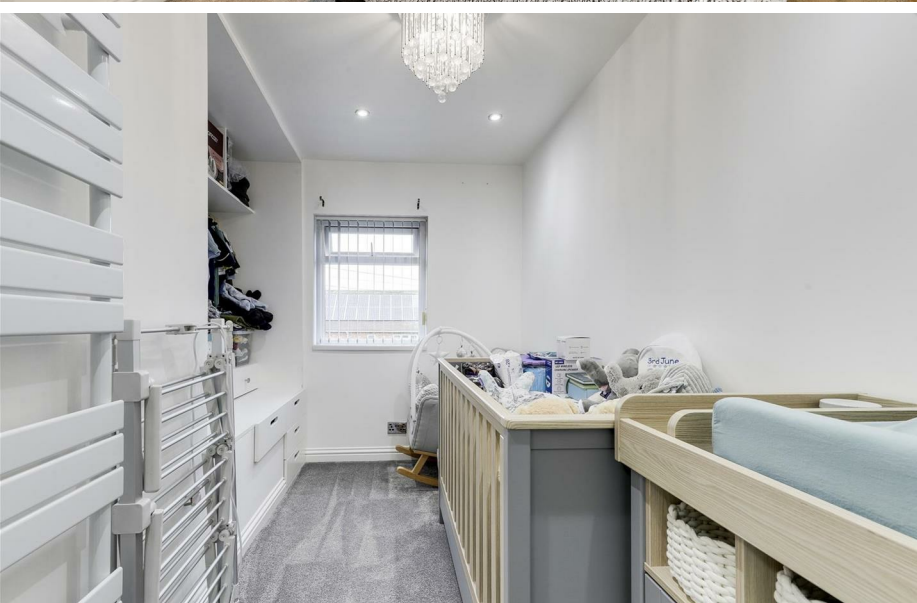
GUIDE PRICE £220,000 - £240,000

WELL-PRESENTED FAMILY HOME...

This well-presented semi-detached house offers deceptively spacious accommodation, making it the perfect home for anyone looking to move straight in. Situated in a convenient location, the property is close to a range of local shops, great schools, excellent transport links, and close to Bestwood Country Park. The ground floor comprises a spacious reception room featuring a log burner and double French doors opening out to the rear garden, creating a perfect space for relaxing or entertaining. There is also a modern fitted shaker-style kitchen and a convenient ground floor W/C. To the first floor, the property boasts three well-proportioned bedrooms, all served by a contemporary four-piece family bathroom. Outside, the front of the property benefits from a block-paved driveway providing off-street parking for up to three vehicles. To the rear is a beautifully landscaped private garden featuring two paved patio seating areas, two lawned sections, and a wooden outbuilding.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room With Log Burner
- Modern Fitted Kitchen
- Ground Floor W/C
- Contemporary Four Piece Bathroom Suite
- Off-Road Parking
- Private Landscaped Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Porch

6'9" x 5'0" (2.06m x 1.52m)

The porch has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

Cupboard

5'1" x 2'8" (1.55m x 0.81m)

The cupboard has a recessed spotlight and access into the loft.

Hallway

6'9" x 3'7" (2.06m x 1.09m)

The hallway has tiled flooring, carpeted stairs and a radiator.

W/C

3'6" x 2'0" (1.07m x 0.61m)

This space has a low level flush W/C with an integrated wash basin, tiled flooring and recessed spotlights.

Lounge-Diner

22'5" x 11'3" (6.83m x 3.43m)

The lounge-diner has a UPVC double-glazed window to the front elevation, a recessed chimney breast alcove with a log burner, wooden mantle and slate hearth, wood-effect flooring, a radiator, a vertical radiator, coving and UPVC double French doors providing access out to the garden.

Kitchen

18'2" x 7'7" (5.54m x 2.31m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, space for a Range cooker with an extractor hood, a ceramic sink and a half with a swan neck mixer tap, space for a fridge-freezer, tiled flooring, a radiator, an under the stairs cupboard, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

9'7" x 3'4" (2.92m x 1.02m)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'8" x 10'2" (3.56m x 3.10m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling sliding door wardrobe.

Bedroom Two

11'4" x 10'5" (3.45m x 3.18m)

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

Bedroom Three

11'8" x 8'6" (3.56m x 2.59m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a vertical radiator, an open wardrobe with shelving and drawers and recessed spotlights.

Bathroom

7'3" x 6'9" (2.21m x 2.06m)

The bathroom has a low level concealed dual flush W/C, a countertop wash basin, a fitted double-ended bathtub with a wall-mounted waterfall mixer tap, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway and steps leading up to the front of the property.

Rear

To the rear is a private garden with two paved patio seating areas, two lawns, a wooden outbuilding, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

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

1000 Mbps (Highest available upload speed)

Phone Signal – All 5G & 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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:

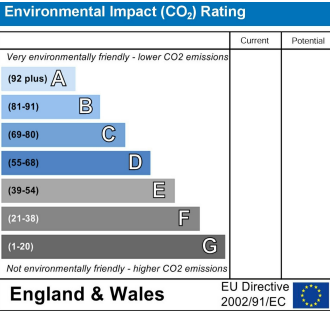
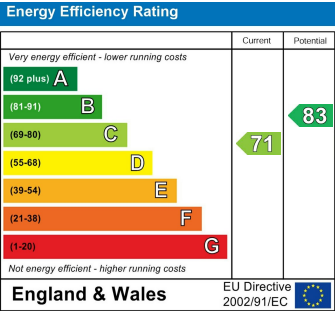
Property Tenure is Freehold

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

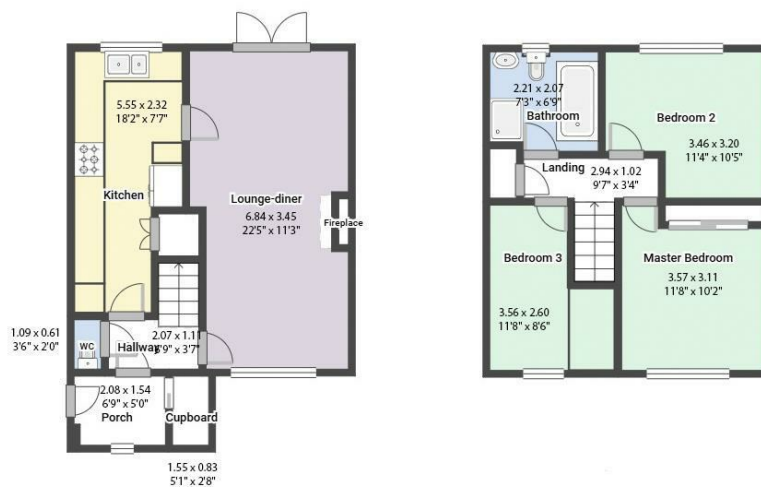
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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