

HoldenCopley

PREPARE TO BE MOVED

Bedale Road, Nottingham, Nottinghamshire NG5 3GJ

Guide Price £230,000 -
£250,000

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PLENTY OF POTENTIAL

A rare opportunity to acquire a large three bedroom semi detached house, featuring a fantastic separate granny annex to the rear. Situated on a generous sized plot in a very popular location just minutes away from the city hospital and the vibrant Sherwood, hosting a range of local amenities, eateries and transport links. The property boasts spacious accommodation throughout and offers plenty of potential for a range of buyers. To the ground floor are two good sized reception rooms, a kitchen with a walk in pantry and access to a brick built outdoor W/C. Upstairs on the first floor are two double bedrooms and a single bedroom serviced by a bathroom suite and a separate W/C. Outside to the front of the property is a driveway and to the rear is a generous sized private garden on split levels with access to the granny annex. The granny annex has an open plan living and kitchen area along with a bedroom and an en-suite shower room with potential to extend for further development.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Kitchen With Pantry
- Two Reception Rooms
- Bathroom & Separate W/C
- One Bedroom Granny Annex
- Generous Sized Private Garden
- Driveway
- Popular Location
- New Roof With Fully Insulated Loft





GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance Hall

The entrance hall has wood effect flooring, a radiator and an under stair storage cupboard

Reception Room

13'3" x 10'11" (4.04 x 3.35)

This reception room has a UPVC double glazed bay window, a radiator, coving to the ceiling, spotlights on the ceiling and carpeted flooring

Living Room

14'1" x 11'1" (4.31 x 3.40)

The living room has a feature fireplace with a decorative mantelpiece, an aerial point, spotlights on the ceiling, carpeted flooring and a tilt and slide patio door leading out to the garden

Kitchen

10'8" x 7'4" (3.26 x 2.25)

The kitchen has a range of base and wall units with rolled edge worktops, a sink and a half with mixer taps and drainer, an integrated fan oven with gas hob and extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge, a walk in pantry, vinyl flooring, part tiled walls, UPVC double glazed bay window, a radiator and provides access to the rear

FIRST FLOOR

Landing

The landing has a UPVC double glazed window, carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

15'9" x 10'11" (4.82 x 3.34)

The main bedroom has a UPVC double glazed bay window, a radiator, carpeted flooring, a range of fitted wardrobes and coving to the ceiling

Bedroom Two

11'5" x 10'11" (3.48 x 3.34)

The second bedroom has a UPVC double glazed window, a radiator, carpeted flooring and an airing cupboard which houses the hot water tank

Bedroom Three

8'5" x 7'4" (2.57 x 2.24)

The third bedroom has a UPVC double glazed window, a radiator, wood effect flooring, fitted wardrobes and storage

Bathroom

7'4" x 6'2" (2.26 x 1.88)

The bathroom has a hand wash basin, a panelled bath with an overhead power shower, a radiator, an electrical shaving point, part tiled walls, vinyl flooring and a UPVC double glazed window

WC

This space has a low level flush WC, vinyl flooring and a UPVC double glazed window

ANNEX

Open Plan Living

12'11" x 11'5" (3.94 x 3.49)

The annex living area has a range of base units with rolled edge worktops, a stainless steel sink with drainer, an integrated double oven, an electrical

hob with extractor fan, space for a fridge, part tiled walls, wood effect flooring, spotlights on the ceiling, wall light points, an aerial point, coving to the ceiling, part double glazed windows and a double glazed front door

Bedroom

12'3" x 7'10" (3.75 x 2.41)

The bedroom has wood effect flooring, a storage cupboard with a hanging rail, coving to the ceiling, part double glazed windows and access to the en-suite

En-Suite

7'11" x 3'2" (2.42 x 0.99)

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure, a high end extractor fan, tiled flooring and part tiled walls

OUTSIDE

Front

To the front of the property is a driveway and a low maintenance front garden with a range of mature trees and shrubs

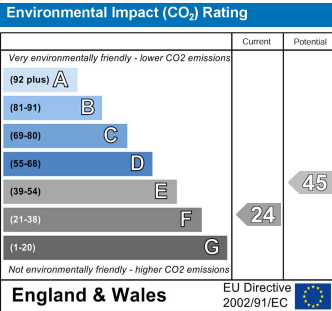
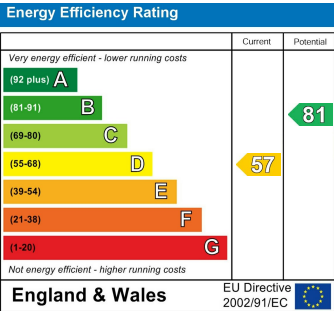
Rear

To the rear of the property is a large patio area leading up to two generous sized separate lawns with areas beyond and benefits from plenty of sun exposure

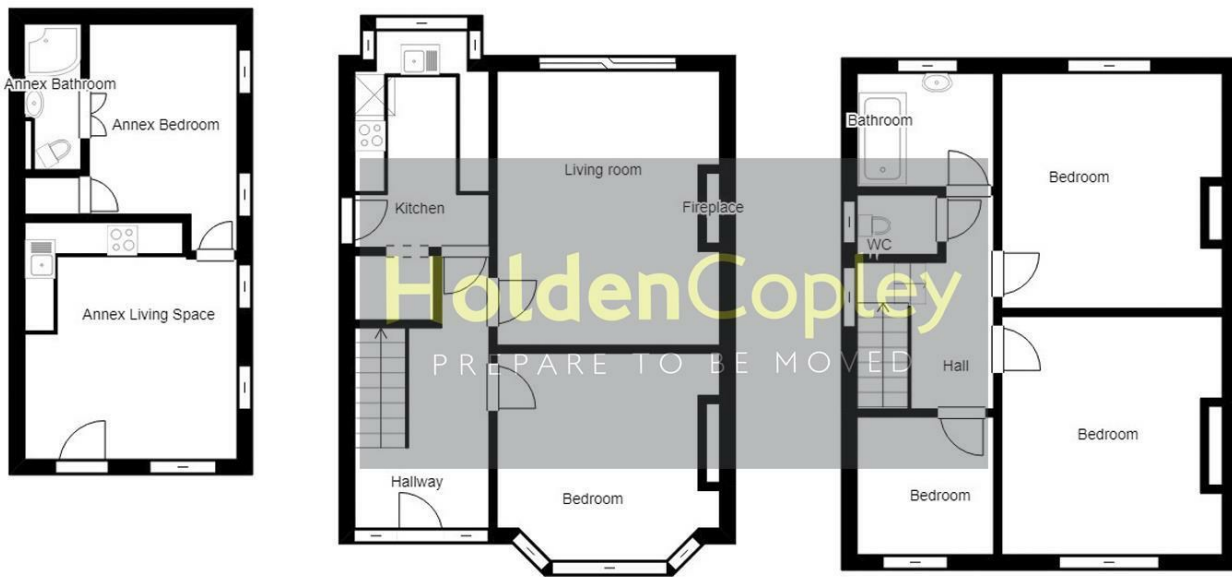
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