

HoldenCopley

PREPARE TO BE MOVED

Davy Close, Linby, Nottinghamshire NG15 8GZ

£350,000

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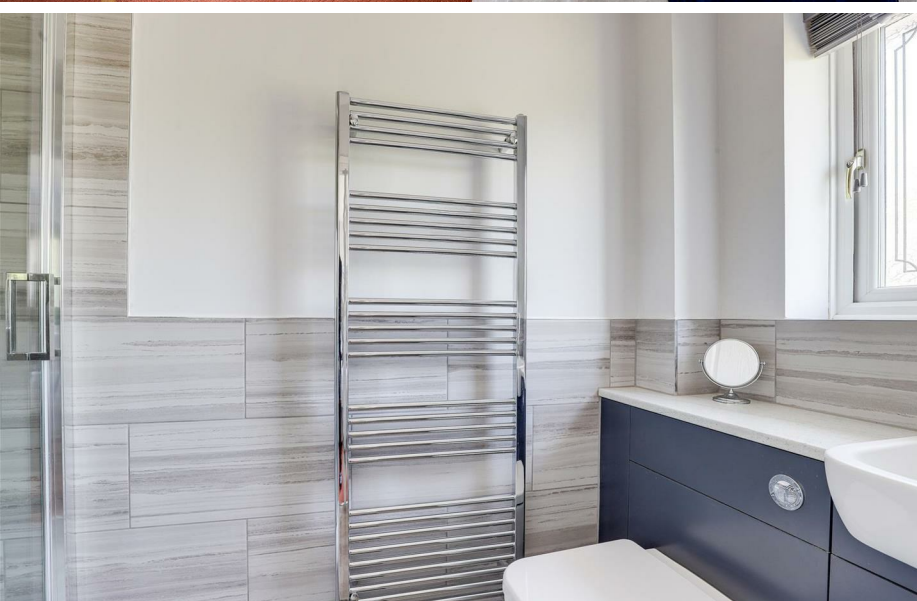


IDEAL FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This well-maintained four-bedroom detached house sits proud in a quiet cul-de-sac within a popular and sought-after location, perfectly balancing peaceful surroundings with convenience. Situated on the edge of the countryside, the property enjoys easy access to open fields and rural walks while also being within close proximity to a range of local amenities, excellent schools, and superb transport links – making it ideal for any growing family. Internally, the property is well-presented and offers spacious accommodation throughout. To the ground floor is a welcoming entrance hall, a convenient W/C, a well-appointed breakfast kitchen, and a generous lounge-diner providing the perfect space for entertaining or relaxing with the family, along with internal access to the integral garage. The first floor hosts a master bedroom benefiting from an en-suite, three additional bedrooms, a family bathroom suite, and ample built-in storage throughout. Outside, the property enjoys great kerb appeal with a driveway providing off-road parking for multiple vehicles. To the rear is a beautifully landscaped, south-facing garden featuring a well-kept lawn and plenty of sun exposure throughout the day – perfect for enjoying those warmer months.

A PROPERTY NOT TO BE MISSED – EARLY VIEWING IS ESSENTIAL!





- Detached House
- Four Bedrooms
- Fitted Breakfast Kitchen
- Spacious Lounge-Diner
- Ground Floor WC
- Bathroom & Modern En-Suite
- Ample Storage Space
- Driveway & Integral Garage
- Beautiful South-Facing Garden
- Quiet Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

18'5" max x 6'7" (5.63m max x 2.01m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, a wall-mounted NEST thermostat, and a single door providing access into the accommodation.

Garage

17'4" x 8'5" (5.30m x 2.59m)

The garage has lighting, a wall-mounted boiler, and an up and over door opening out onto the driveway.

WC

6'3" x 3'6" (1.92m x 1.07m)

This space has a low level flush WC, a wash basin, tiled splashback, wood-effect flooring, a radiator, a dado rail, and a UPVC double-glazed obscure window to the side elevation.

Breakfast Kitchen

14'7" max x 8'7" (4.45m max x 2.63m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled splashback, wood-effect flooring, a radiator, a UPVC double-glazed window to the front and side elevation, and a single UPVC door providing side access.

Lounge/Diner

21'11" max x 13'6" (6.70m max x 4.13m)

The lounge has carpeted flooring, a TV point, coving to the ceiling, two radiators, a feature fireplace with a decorative surround and tiled inset, wall-light fixtures, space for a dining table, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the garden.

FIRST FLOOR

Landing

16'4" max x 6'4" (4.98m max x 1.94m)

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

Bedroom One

12'8" max x 10'8" (3.87m max x 3.26m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a range of fitted wardrobes, and access into the en-suite.

En-Suite

9'4" x 4'6" (2.85m x 1.38m)

The en-suite has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a wall-mounted shaver socket, a walk-in shower enclosure with a dual-rainfall shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'7" x 9'4" (3.25m x 2.87m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, and an in-built wardrobe.

Bedroom Three

10'7" max x 10'4" (3.25m max x 3.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Four

9'4" x 6'4" (2.85m x 1.95m)

The fourth bedroom, which is currently being utilised as a study, has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

6'6" x 5'6" (1.99m x 1.70m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, a radiator, tiled flooring, partially tiled walls, a shaver socket, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access into the integral garage, and side access to the rear garden.

Rear

To the rear of the private enclosed south-facing garden with a patio area, a lawn, a range of mature plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

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

Phone Signal – Good 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District 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:

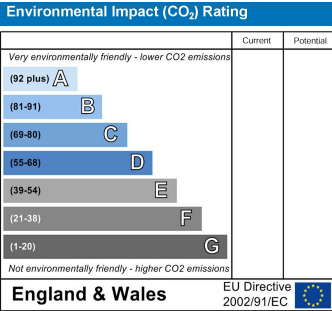
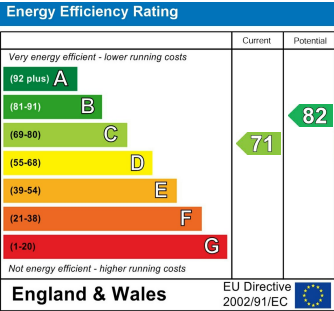
Property Tenure is Freehold

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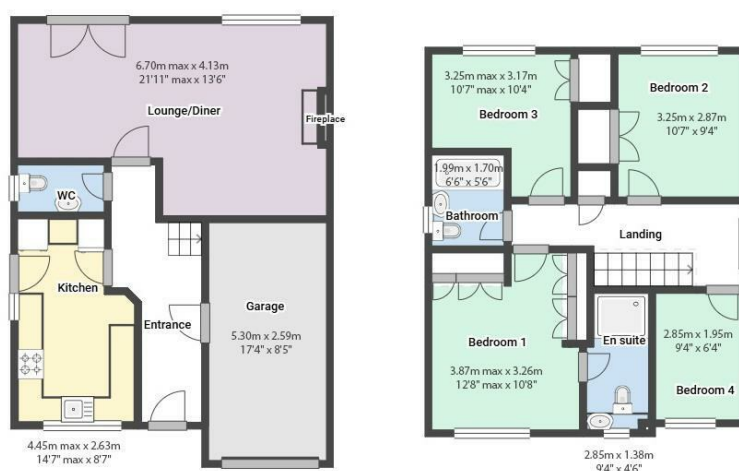
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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