

# HoldenCopley

PREPARE TO BE MOVED

Bloomsbury Drive, Nuthall, Nottinghamshire NG16 1RJ

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Guide Price £325,000



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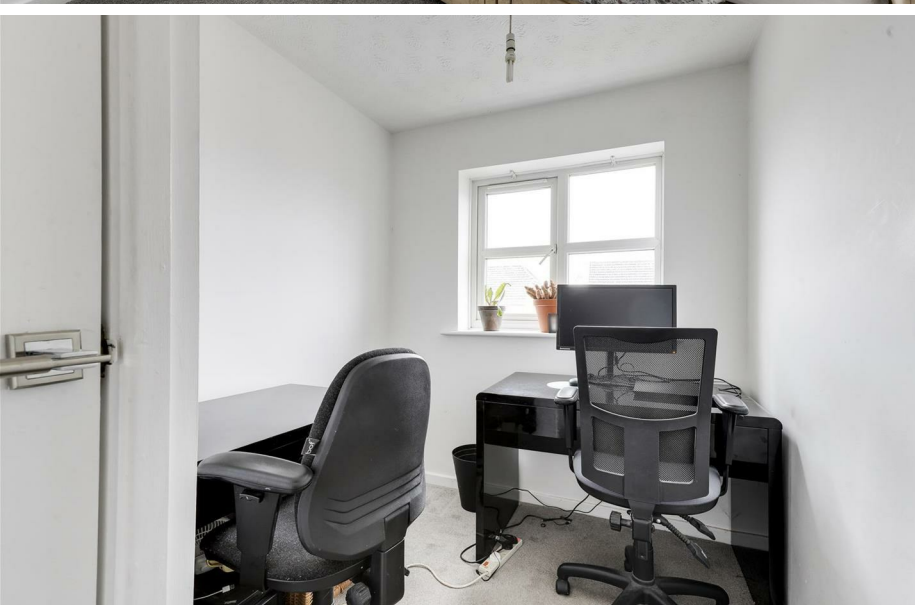


## MODERN DETACHED FAMILY HOME IN DESIRABLE LOCATION...

This detached home offers spacious accommodation throughout and is well-presented with a modern finish, making it an ideal purchase for a growing family looking to move straight in. Situated in a desirable location, the property benefits from close proximity to local shops, great schools and excellent transport links. To the ground floor, the accommodation comprises a living room with open access into the dining room, creating a fantastic space for both everyday living and entertaining. The modern fitted kitchen is equipped with a range of integrated appliances and features double French doors opening out onto the rear garden. Completing the ground floor is a convenient W/C and a garage. The first floor offers four well-proportioned bedrooms, including a master bedroom benefiting from an en-suite shower room, with a three-piece family bathroom suite serving the remaining bedrooms. Additional storage is available via boarded loft access. Externally, the front of the property provides a driveway offering off-road parking for one vehicle, alongside a neatly maintained lawned garden. To the rear is a private, south-facing garden featuring a paved patio seating area and a well-kept lawn.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room & Dining Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private South-Facing Garden
- Desirable Location
- Must Be Viewed











GROUND FLOOR

Hallway

10’7" × 2’11" (3.23 × 0.91)

The hallway has carpeted flooring and stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5’1" × 2’11" (1.57 × 0.89)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, laminate flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

15’5" × 11’11" (4.72 × 3.64)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric fireplace, recessed spotlights and open access into the dining room.

Dining Room

10’2" × 8’6" (3.10 × 2.6)

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

Kitchen

14’11" × 11’3" (4.56 × 3.43)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, a tiled splashback and a breakfast bar, an integrated oven, dishwasher, fridge and tumble dryer, space and plumbing for a washing machine, a gas hob with an extractor hood, a sink and a half with a drainer and a moveable swan neck mixer tap, laminate flooring, an under the stairs cupboard, two vertical radiators, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Garage

16’2" × 8’2" (4.94 × 2.51)

The garage has lighting, a wall-mounted boiler, a single door and a roller garage door.

FIRST FLOOR

Landing

8’9" × 5’11" (2.68 × 1.82)

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

Master Bedroom

16’1" × 7’6" (4.91 × 2.29)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite.

En-Suite

7’6" × 5’4" (2.30 × 1.65)

The en-suite has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower, hand-held shower and tiled walls, laminate flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11’10" × 8’11" (3.61 × 2.73)

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

Bedroom Three

11’9" × 8’11" (3.59 × 2.73)

The third bedroom has a UPVC double-glazed window to rear elevation, carpeted flooring, a radiator and access into the boarded loft via a drop-down ladder.

Bedroom Four

9’0" × 6’7" (2.76 × 2.02)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

6’3" × 5’6" (1.92 × 1.69)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower, glass shower screen and waterproof wall panels, laminate flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway with space for one vehicle and a garden with a lawn and a mature tree.

Rear

To the rear is a private south-facing garden with a paved patio, a lawn, mature trees and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough 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.

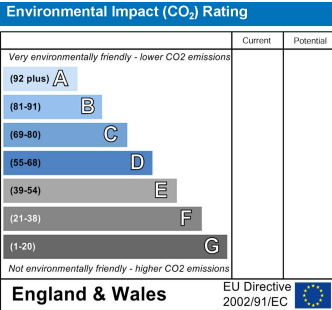
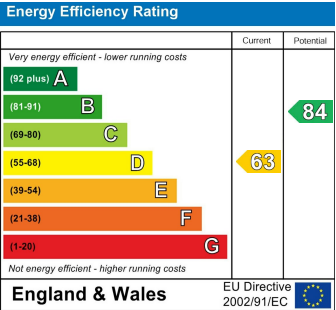
The vendor has advised the following:

Property Tenure is Freehold

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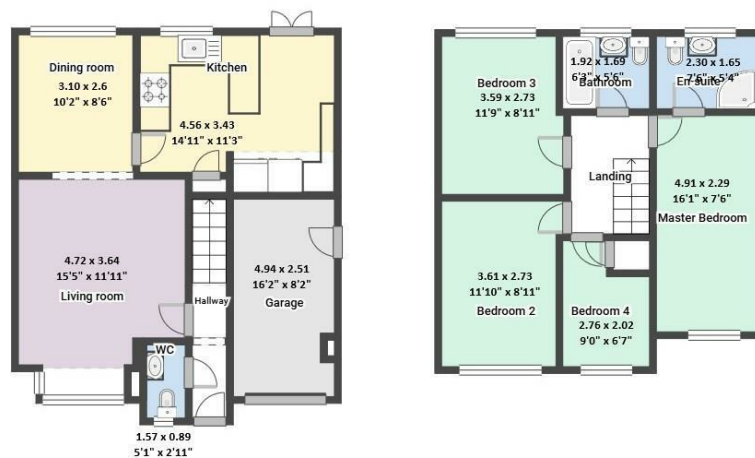
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**This floorplan is for illustrative purposes only.**

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