

# HoldenCopley

PREPARE TO BE MOVED

Newlyn Drive, Aspley, Nottinghamshire NG8 5GX

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Guide Price £260,000



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GUIDE PRICE £260,000-£270,000

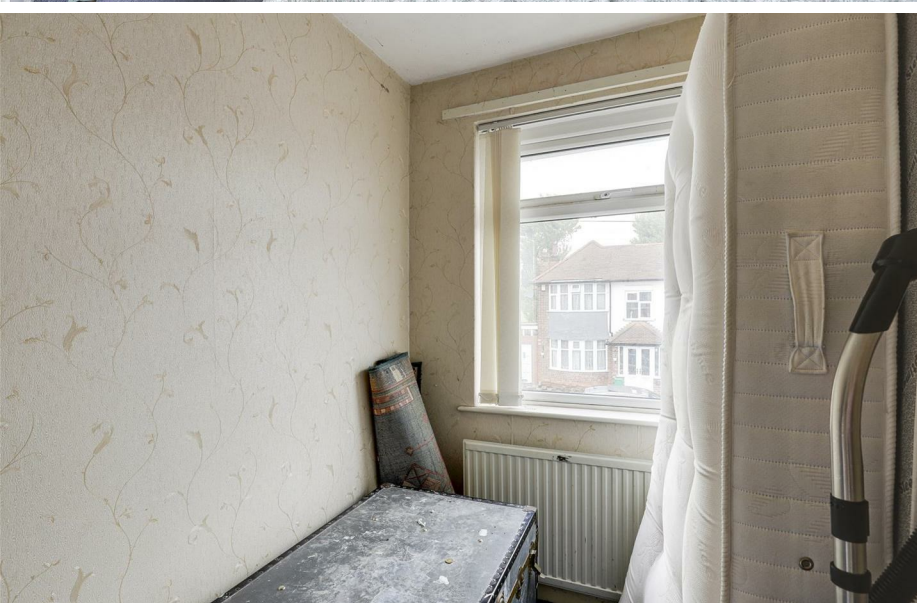
### DETACHED FAMILY HOME WITH NO UPWARD CHAIN...

This well-proportioned three-bedroom detached house offers plenty of space and potential throughout, making it the perfect purchase for a range of buyers looking to put their own stamp on a property. Offered to the market with no upward chain, this home is situated in a highly sought-after location, within close proximity to a range of local amenities, excellent transport links, and is well-placed for access to popular school catchments. To the ground floor, the property comprises a porch and entrance hallway, a fitted kitchen, a convenient ground floor W/C, a spacious dining room with double sliding doors opening into a generously-sized living room – ideal for entertaining or relaxing with family. The first floor hosts two well-proportioned double bedrooms, a further single bedroom, a three-piece bathroom suite, and ample storage throughout the landing and bedrooms. Outside, the property benefits from a driveway to the front providing off-road parking, and to the rear is a low-maintenance enclosed garden, perfect for outdoor enjoyment. In addition, there is a double garage situated behind the garden, offering excellent storage or workshop potential.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Large Reception Rooms
- Galley-Style Kitchen
- Ground Floor WC
- Three-Piece Bathroom Suite
- Storage Space
- Low Maintenance Garden
- Driveway
- Double Garage











GROUND FLOOR

Porch

5\*10" x 1\*7" (1.78m x 0.49m)

The porch has tiled flooring, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

14\*11" x 6\*2" (4.57m x 1.89m)

The entrance hall has carpeted flooring, a radiator, a single-glazed obscure window to the front elevation, and a single wooden door with glass inserts via the porch.

WC

6\*0" x 2\*5" (1.85m x 0.74m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Dining Room

13\*9" into bay x 10\*11" (4.20m into bay x 3.35m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and double sliding doors into the living room.

Living Room

17\*3" x 11\*1" (5.28m x 3.40m)

The living room has carpeted flooring, a TV point, a wall-mounted fireplace, a radiator, a serving hatch into the kitchen, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

12\*6" x 6\*1" (3.82m x 1.86m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker with extractor fan, space for various other appliances, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8\*6" x 3\*8" (2.61m x 1.13m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

13\*6" into bay x 10\*2" (4.14m into bay x 3.12m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and fitted wardrobes with overhead storage cupboards and a dressing table.

Bedroom Two

10\*10" max x 10\*8" (3.32m max x 3.26m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and fitted wardrobes.

Bedroom Three

8\*1" x 6\*2" (2.47m x 1.89m)

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

Bathroom

9\*6" max x 6\*7" (2.90m max x 2.03m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, wood-effect flooring, partially tiled walls, wood-effect flooring, a radiator, grab handles, in-built cupboards, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is block-paved driveway with double gated access to the rear garden.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio, a retractable canopy, external lighting, various plants and shrubs, brick walled boundaries, and a single door leading into the garage.

Double Garage

17\*5" x 17\*2" (5.32m x 5.25m)

The double garages are located behind the property.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast - 1000 Mbps (download) - 1000 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 - No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C  
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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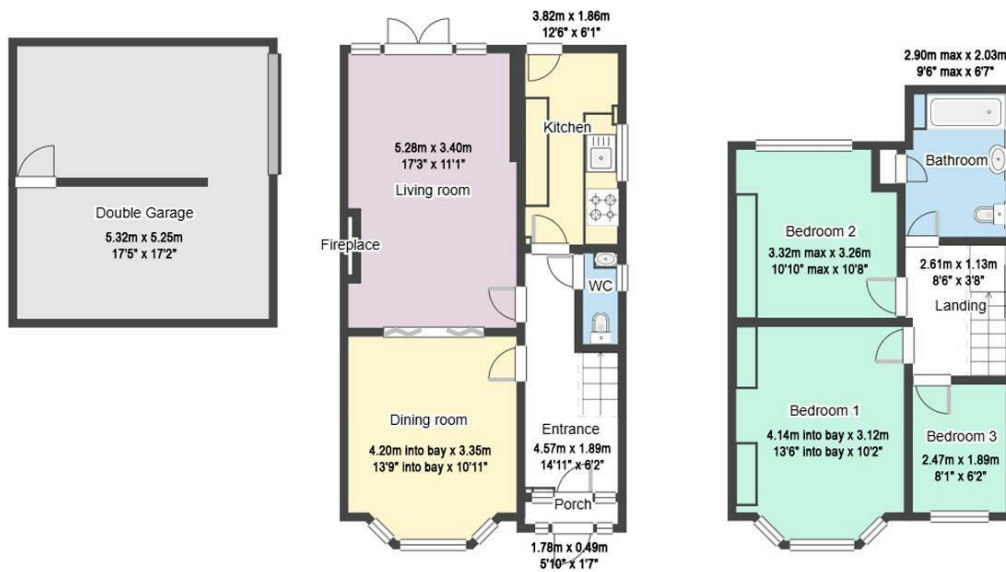
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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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