

HoldenCopley

PREPARE TO BE MOVED

Franklyn Gardens, Aspley, Nottinghamshire NG8 3NZ

Offers Over £325,000

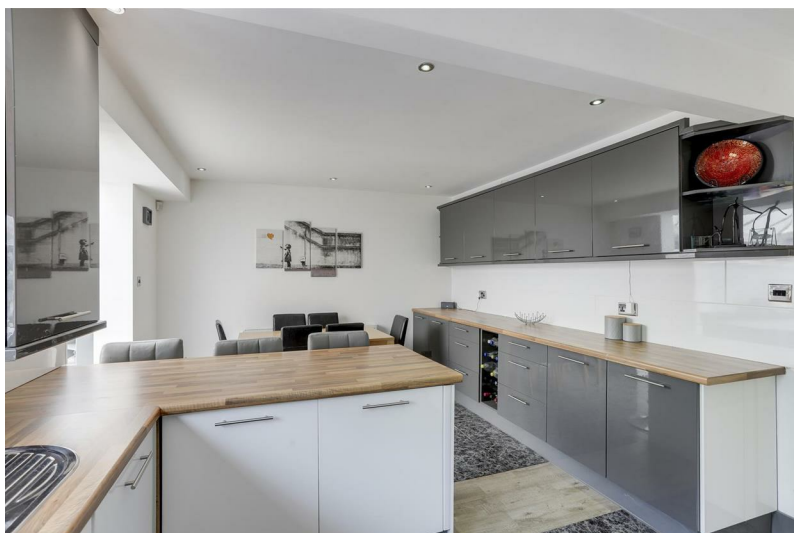
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CUL-DE-SAC LOCATION...

This immaculately presented three-bedroom detached house is a truly great find. Located in the sought-after area of Aspley, this spacious home is just moments away from a wide range of local shops, eateries, excellent transport links into the City Centre, and is within catchment to great schools. Internally, the ground floor offers a spacious entrance room leading into a cosy living room with a bay window, a convenient utility room, a large modern fitted kitchen/diner with a breakfast bar and open access to the conservatory. Upstairs, this home offers a spacious double master bedroom, a second double bedroom with a wall of flush fitted sliding door wardrobes, a single bedroom, and a stunning modern bathroom with plenty of in-built storage. Externally, this property is beautifully maintained, and offers a paved driveway providing off-street parking for two cars, and gated access to the rear. The south facing rear garden offers a decked seating area for enjoying the warmer months, a lawn, a wooden shed for outdoor storage, and plenty of privacy due to the planted borders and greenery surrounding.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Cosy Living Room
- Modern Fitted Kitchen Diner
- Conservatory
- Utility Room
- Modern Three Piece Bathroom Suite
- South Facing Garden
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'11" x 7'4" (max) (3.35m x 2.26m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a thermostat, two UPVC double-glazed windows to the front elevation, and a single composite door providing access into the accommodation.

Living Room

12'7" x 11'5" (max) (3.84m x 3.49m (max))

The living room has carpeted flooring, a radiator, a TV-point, and a PVC double-glazed bay window to the front elevation.

Kitchen/Diner

19'1" x 11'10" (max) (5.84m x 3.62m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge wood-effect worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated gas hob and a concealed extractor fan, an integrated double oven, an integrated fridge freezer, an integrated dishwasher, tiled and wood-effect flooring, partially tiled walls, a radiator, space for a dining table, recessed spotlights, and open access into the conservatory.

Conservatory

12'11" x 9'10" (3.95m x 3.02m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the front and side elevations, and double French doors leading out to the rear garden.

Utility

7'1" x 4'1" (max) (2.17m x 1.27m (max))

The utility has space and plumbing for a washing machine, ample storage space, and a single-glazed window to the side elevation.

FIRST FLOOR

Landing

8'6" x 7'5" (max) (2.61m x 2.27m (max))

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

Master Bedroom

11'10" x 11'5" (max) (3.63m x 3.50m (max))

The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'4" x 11'0" (max) (3.47m x 3.36m (max))

The second bedroom has carpeted flooring, a radiator, fitted sliding door gloss wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'9" x 7'5" (max) (2.69m x 2.28m (max))

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

Bathroom

8'3" x 7'1" (max) (2.54m x 2.18m (max))

The bathroom has a concealed low level dual flush W/C, a connected vanity style wash basin with a mixer tap, an 'L' shaped panelled bath with wall-mounted handheld and rainfall shower fixtures and a glass shower screen, tiled flooring, waterproof panelled walls, a vertical radiator, in-built shelves, a wood-effect ceiling, recessed spotlights, and two UPVC double-glazed windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, and boundaries made up of a brick wall and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, hot & cold outdoor taps, planted borders, a wooden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

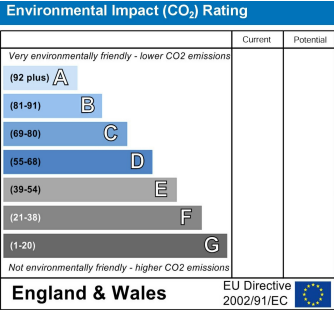
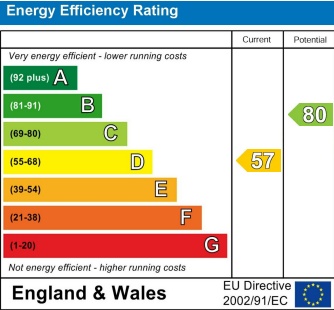
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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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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