

HoldenCopley

PREPARE TO BE MOVED

Nethermere Lane, Beechdale, Nottinghamshire NG8 6FA

Offers In The Region Of £325,000

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WELL CONNECTED AREA...

A beautifully presented, contemporary semi-detached home, built in 2015, set within a popular development with excellent access to the M1, making it perfect for families seeking a modern, move-in ready home. This property has been thoughtfully designed with both style and practicality in mind. The front of the property is welcoming, featuring security lighting, a neatly maintained lawn, and planted areas with established shrubs and greenery. To the side, there is access to the garage, providing convenient parking and storage. Inside, the entrance hall leads into a spacious living room, perfect for relaxing and entertaining. The dining room benefits from French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The open-plan modern fitted kitchen is complemented by a utility room, offering excellent storage and functionality. A ground-floor WC adds convenience for family life. Upstairs, the property offers three well-proportioned bedrooms, two of which feature fitted wardrobes, while the master bedroom boasts an en-suite shower room. A contemporary three-piece family bathroom serves the remaining bedrooms. The rear garden has been designed for both enjoyment and practicality. It features a paved patio ideal for outdoor seating, a well-maintained lawn, an outside tap, and gated access to the garage. The garden is fully enclosed by a combination of fence panels and a brick-built boundary, providing privacy and security for all the family.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite &

Ground Floor W/C

- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed







GROUND FLOOR

Entrance Hall

6'2" x 4'9" (1.90m x 1.46m)

The entrance hall has wood flooring, carpeted stairs, a recessed door mat, a radiator, a composite door providing access into the accommodation.

W/C

4'10" x 3'5" (1.48m x 1.05m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood flooring.

Living Room

16'2" x 10'4" (4.93m x 3.15m)

The living room has three UPVC double glazed windows to the front and side elevation, a TV point, a radiator, and carpeted flooring.

Dining Room

12'7" x 8'4" (3.84m x 2.54m)

The dining room has UPVC double glazed windows to the front and side elevations, a radiator, recessed spotlights, tiled flooring, French doors opening to the garden, and open access into the kitchen.

Kitchen

13'1" x 7'3" (3.99m x 2.21m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, a radiator, tiled flooring, a UPVC double glazed window to the side elevation, and access into the utility room.

Utility Room

The utility room has ample storage, and tiled flooring.

FIRST FLOOR

Landing

12'7" x 8'8" (3.84m x 2.66m)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

12'8" x 11'1" (3.86m x 3.63m)

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

En-Suite

7'2" x 4'1" (2.18m x 1.24m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shower socket, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

10'5" x 10'2" (3.18m x 3.10m)

The second bedroom has three UPVC double glazed windows to the front and side elevation, a fitted wardrobe, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Three

7'3" x 6'10" (2.21m x 2.08m)

The third bedroom has a UPVC double glazed windows to the side elevation, a radiator, and carpeted flooring.

Bathroom

7'6" x 6'2" (2.29m x 1.88m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property, there is security lighting, a lawn, and planted areas featuring established shrubs, bushes, and other greenery, along with access to the garage situated at the side.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

Side

To the side of the property lies a private, enclosed garden, thoughtfully designed for

both relaxation and practicality. It features a paved patio area ideal for outdoor seating, a well-maintained lawn, and an outside tap for convenience. The garden is enclosed by sturdy fence panels and a brick-built boundary, offering both privacy and security, and gated access provides a direct route to the garage.

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 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – 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:

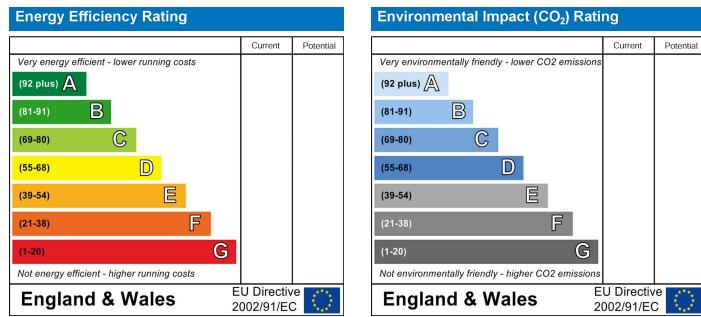
Property Tenure is Freehold

Service charge per year £268.20

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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 license 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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This floorplan is for illustrative purposes only.

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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk