

HoldenCopley

PREPARE TO BE MOVED

Millbank Place, Bestwood Village, Nottinghamshire NG6 8EF

Guide Price £375,000

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GUIDE PRICE £375,000 - £400,000

THE PERFECT FAMILY HOME...

This four-bedroom detached house boasts spacious accommodation spanning across three floors whilst being exceptionally well-presented and ready for you to drop your bags and move straight into. This property is situated within a desirable family orientated location, just a stone's throw away from Bestwood Country Park as well as other local amenities and facilities, excellent school catchments and regular transport links. To the ground floor is an entrance hall, a W/C, three reception rooms, a modern fitted kitchen diner and a separate utility room. The first floor carries three good-sized bedrooms serviced by two bathroom suites and ample storage space. Upstairs on the second floor is a large master bedroom benefiting from an en-suite and further fitted storage. Outside to the front is a large driveway with access into the double garage providing ample off-road parking for multiple cars and to the rear is a private enclosed, well-maintained garden featuring multiple seating areas and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen Diner
- Utility & W/C
- Three Bathrooms
- Well-Maintained Garden
- Driveway With Double Garage
- Security Alarm Fitted
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, coving to the ceiling, a radiator, an in-built under stair cupboard and a composite door providing access into the accommodation

Living Room

10'11" x 9'10" (3.35m x 3.01m)
The living room has a UPVC double-glazed window with fitted shutters, carpeted flooring, coving to the ceiling, a radiator and a TV point

Family Room

13'8" x 13'3" (4.18m x 4.05m)
The family room has laminate flooring, a UPVC double-glazed window, a TV point, a radiator, coving to the ceiling, a feature fireplace with a decorative surround and double patio doors opening out onto the rear patio

Kitchen/Diner

11'5" x 13'3" (3.48m x 4.05m)
The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated double Bosch oven, a five ring gas hob with an extractor fan, an integrated fridge, an integrated freezer, an integrated wine fridge, tiled splashback, tiled flooring, coving to the ceiling, recessed spotlights, two radiators, a UPVC double-glazed window and double patio doors opening out to the rear garden

Study

6'0" x 8'2" (1.83m x 2.49m)
The study has a UPVC double-glazed window, carpeted flooring, coving to the ceiling and a radiator

Utility Room

5'2" x 8'2" (1.58m x 2.49m)
The utility room has fitted base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, a wall-mounted boiler, a radiator and a single UPVC door providing access to the garden

W/C

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, a radiator and an extractor fan

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window, carpeted flooring, a radiator, an in-built cupboard and provides access to the first floor accommodation

Bedroom Two

14'7" x 9'0" (4.45m x 2.76m)
The second bedroom has two UPVC double-glazed windows, carpeted flooring, a radiator, a fitted floor to ceiling triple wardrobe and access into an en-suite

En-Suite Two

5'3" x 9'5" (max) (1.62m x 2.89m (max))
The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower head, a handheld shower head and a bi-folding shower screen, a radiator, laminate flooring, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window

Bedroom Three

8'4" x 14'2" (2.56m x 4.33m)
The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and a fitted floor to ceiling triple wardrobe

Bedroom Four

10'3" x 9'6" (3.13m x 2.90m)
The fourth bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a fitted floor to ceiling wardrobe and a radiator

Bathroom

8'7" x 8'3" (2.63m x 2.54m)
The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a panelled bath with a handheld shower, a shower enclosure with a mains-fed shower and a bi-folding shower screen, laminate flooring, partially tiled walls, a radiator, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation

Bedroom One

12'9" x 20'0" (into bay) (3.89m x 6.10m (into bay))
The main bedroom has carpeted flooring, two UPVC double-glazed windows, two Velux windows, eaves storage, fitted wardrobes, two radiators and access into the en-suite

En-Suite One

8'7" x 13'6" (into bay) (2.63m x 4.14m (into bay))
The en-suite has a low level dual flush W/C, a double vanity unit wash basin with fitted storage, a panelled bath, a shower enclosure with a sliding shower screen, partially tiled walls, laminate flooring, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window

OUTSIDE

Front

To the front of the property is there is off-road parking for numerous cars as well as access into the double garage

Double Garage

The double garage has two up and over doors

Rear

To the rear of the property is a private enclosed garden with a patio area, a wooden pergola, a lawn, a brook, a decked seating area, low maintenance gravelled areas, courtesy lighting, a corner arbour seating area and fence panelling

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E
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 in the year marketing commenced (£PCM): £17.08

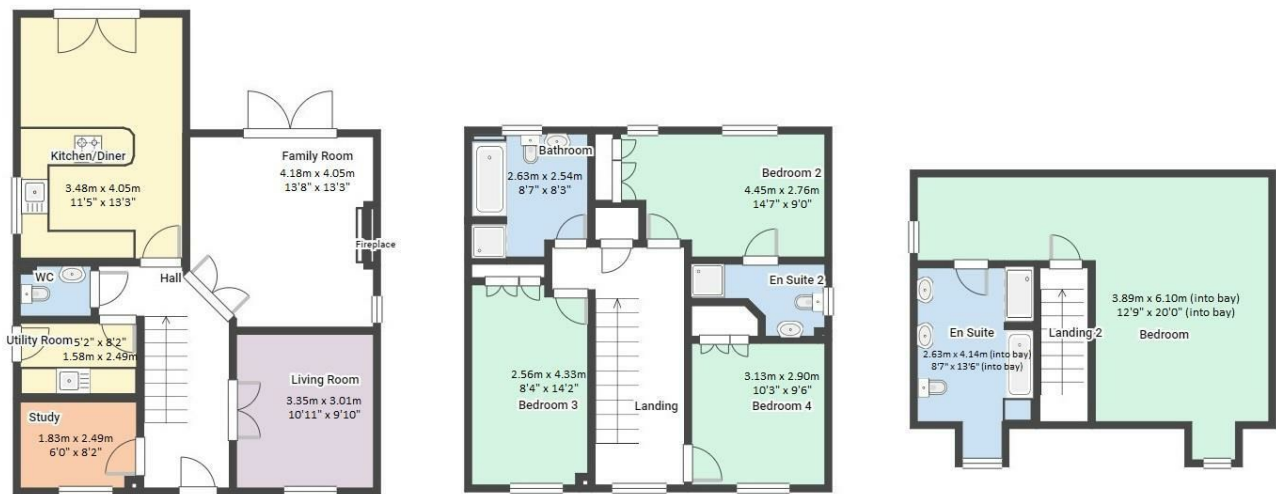
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC



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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