

# HoldenCopley

PREPARE TO BE MOVED

Dairy Square, Aspley, Nottinghamshire NG8 3DX

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Guide Price £325,000



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GUIDE PRICE: £325,000 - £350,000

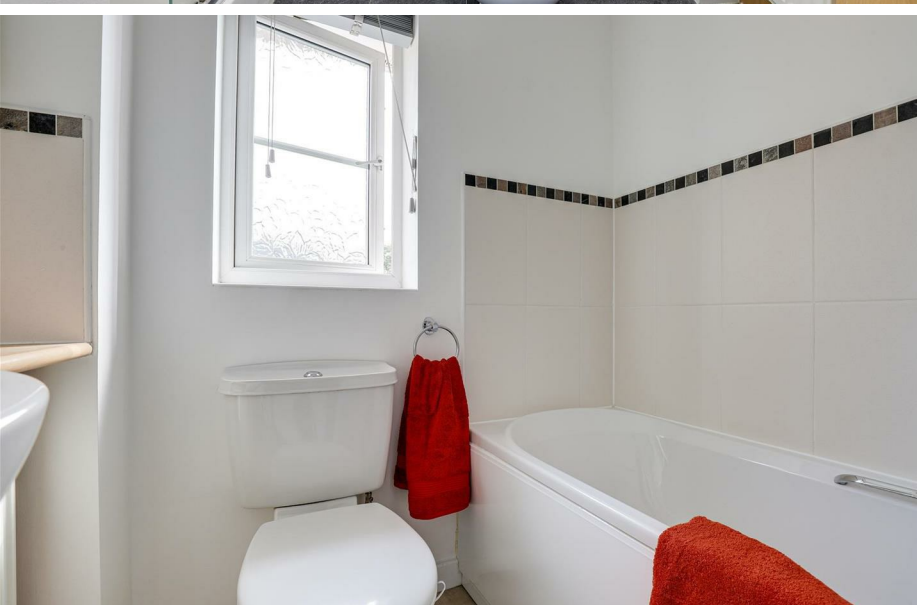
### BEAUTIFULLY-PRESENTED FAMILY HOME...

This beautifully presented link-detached house has been thoughtfully extended to create a stylish and spacious family home, ready to move straight into. Positioned on a quiet road in the ever-popular area of Aspley, the property offers easy access to excellent school catchments, local amenities, and convenient commuting links—making it ideal for growing families. To the ground floor, you're welcomed into an entrance hall with a useful cloak cupboard, leading into a spacious living room and a sleek, modern kitchen complete with integrated appliances. The heart of the home is the extended family room, featuring underfloor heating, Velux windows with electric blinds, and impressive bi-folding doors that seamlessly connect the indoors to the garden—perfect for entertaining or relaxing. Completing the ground floor is a utility room, a WC, a wet room-style shower, and a versatile fourth bedroom that could easily be used as an additional reception space, home office or playroom. Upstairs, the first floor hosts three further bedrooms, all serviced by a modern family bathroom, with the master benefitting from its own en-suite and ample storage throughout. Outside, the property sits on a low-maintenance plot with a driveway to the front providing off-street parking for two cars. To the rear, the landscaped garden has been designed with ease in mind, offering a patio area, wooden decking, and artificial lawn—ideal for enjoying the sun without the upkeep. This home offers space, comfort and practicality in equal measure.

### MUST BE VIEWED







- Extended Link-Detached House
- Four Bedrooms
- Large Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Family Room With Underfloor Heating & Bi-Folding Doors
- Main Bathroom & Two Shower Suites
- Landscaped & Low Maintenance Garden
- Driveway
- Quiet Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'1" x 3'1" (1.56m x 0.96m)

The entrance hall has coir roll matting flooring, a radiator, an in-built cloak cupboard, and a single composite door providing access into the accommodation.

Living Room

14'11" x 17'5" (4.56m x 5.32m)

The living room has a UPVC double-glazed window with Venetian blinds to the front elevation, carpeted flooring, two radiators, a feature wall with recessed spotlights, and a TV point.

Kitchen

14'1" x 8'11" (4.30m x 2.73m)

The kitchen has a range of fitted gloss handleless base and wall units with laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated Bosch oven with a gas hob and angled Hotpoint extractor fan, an integrated Bosch dishwasher, an integrated Bosch microwave, space for a dining table, a radiator, tiled flooring, tiled splashback, an in-built pantry cupboard, and open access into the rear family room.

Family Room

9'11" x 18'2" (3.03m x 5.55m)

The family room has tiled flooring with underfloor heating, a wall-mounted digital thermostat, a partially vaulted ceiling, three Velux windows with electric blinds, recessed spotlights, a TV point, and bi-folding doors, with discrete energy saving Duette blinds, opening out to the rear garden.

Utility Room

5'1" x 9'10" (1.57m x 3.02m)

The utility room has fitted gloss base and wall units with a laminate worktop, tiled splashback, a concealed Worcester Greenstar Ri boiler, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring with underfloor heating, recessed spotlights, and a single composite door providing access to the rear garden.

Hall

7'8" x 2'10" (2.35m x 0.88m)

The inner hall has recessed spotlights, carpeted flooring, and partially tiled flooring with underfloor heating.

WC

3'10" x 3'0" (1.18m x 0.93m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, tiled splashback, recessed spotlights, an extractor fan, and tiled flooring with underfloor heating.

Shower Room

4'6" x 3'9" (1.38m x 1.15m)

The wet room has a mains-fed dual rainfall shower, a chrome heated towel rail, floor-to-ceiling tiles, tiled flooring, an extractor fan, and recessed spotlights.

Bedroom Four

8'0" x 14'10" (2.46m x 4.54m)

The fourth bedroom has a UPVC double-glazed window with a fitted Venetian blind to the front elevation, carpeted flooring, recessed spotlights, and a radiator.

FIRST FLOOR

Landing

2'11" x 12'1" (0.89m x 3.68m)

The landing has a UPVC double-glazed window with a fitted Venetian blind to the side elevation, carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

8'5" x 11'9" (2.57m x 3.59m)

The main bedroom has a UPVC double-glazed window with a fitted Venetian blind to the front elevation, laminate flooring, a radiator, a range of fitted furniture including wardrobes and over-the-bed storage cupboards, and access into the en-suite.

En-Suite

8'4" x 4'5" (2.56m x 1.36m)

The en-suite has a low level dual flush WC, a sunken wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure with a mains-fed shower, grab handles, a chrome heated towel rail, partially tiled walls, tiled flooring, a radiator, and an extractor fan.

Bedroom Two

8'5" x 10'1" (2.58m x 3.09m)

The second bedroom has a UPVC double-glazed window with a fitted Venetian blind to the rear elevation, laminate flooring, and a radiator.

Bedroom Three

6'2" x 8'7" (1.89m x 2.64m)

The third bedroom has a UPVC double-glazed window with a fitted Venetian blind to the front elevation, laminate flooring, a radiator, and fitted furniture including a tall cupboard and overhead storage cupboards.

Bathroom

6'3" x 5'6" (1.91m x 1.68m)

The bathroom has a low level dual flush WC, a sunken wash basin with fitted storage underneath, an electrical shaving point, a panelled bath with a handheld shower head, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window with a fitted Venetian blind to the rear elevation.

OUTSIDE

Front

To the front of the property, there is a tarmac and a block-paved driveway, external lighting, and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, an artificial lawn, two external power points, a wood decking area, external lighting, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - CityFibre, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G / 5G 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 - Very low risk

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.

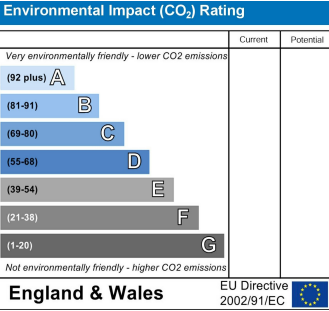
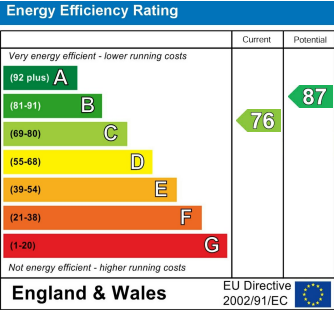
The vendor has advised the following:

Property Tenure is Freehold

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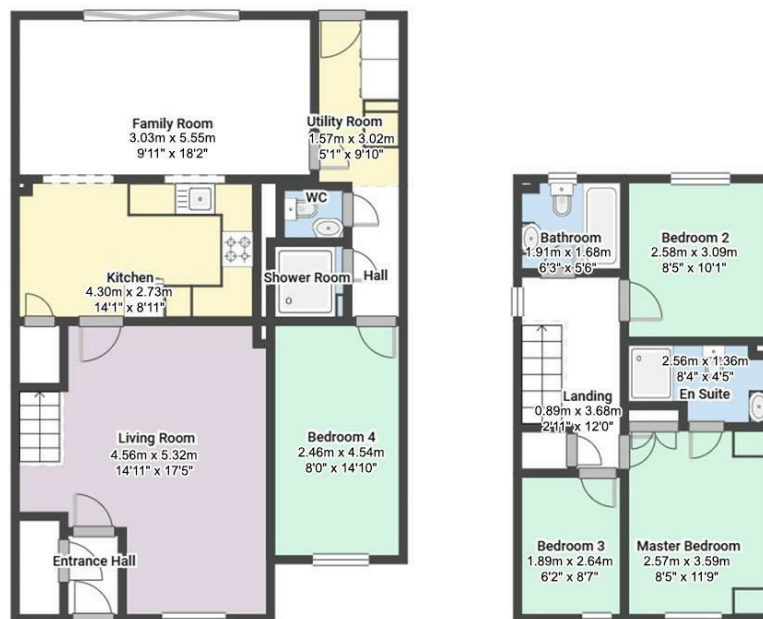
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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