

HoldenCopley

PREPARE TO BE MOVED

Newlyn Drive, Aspley, Nottinghamshire NG8 5GU

Guide Price £280,000

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This spacious three-bedroom, double-fronted detached house offers a fantastic opportunity for those looking to create a family home or make a smart investment. Located in Aspley, the property is conveniently close to commuting links, excellent schools, and a variety of local amenities. The ground floor features a welcoming porch that leads into an entrance hall, two generously sized bay-fronted reception rooms, and a fitted kitchen complete with a pantry for extra storage. Upstairs, the first floor provides a landing area leading to three well-proportioned bedrooms, all serviced by a bathroom suite. Outside, the front of the property includes a driveway, while the rear boasts a private, mature garden with an outbuilding, providing additional storage space, as well as an extensive piece of land beyond - offering plenty of potential for further development, subject to planning. With its ample space and great potential, this house is ready to be transformed into a wonderful family home.

MUST BE VIEWED





- Double Fronted Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Pantry
- Three-Piece Bathroom Suite
- Driveway
- Private Mature Garden With Extensive Land To The Rear
- Outbuilding
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5*6" x 1*4" (1.68m x 0.41m)

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

Entrance Hall

11*8" x 5*4" (3.57m x 1.65m)

The entrance hall has carpeted flooring, a picture rail, a radiator, carpeted stairs with decorative wooden spindles, a fitted cupboard, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access via the porch.

Living Room

14*11" x 10*10" (max) (4.56m x 3.32m (max))

The living room has a UPVC double-glazed bay window to the front and rear elevation, carpeted flooring, a recessed chimney breast alcove with a decorative brick surround and TV stand, a curved radiator, and a single UPVC door to access the garden.

Dining Room

13*5" x 11*5" (max) (4.11m x 3.48m (max))

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a curved radiator, coving to the ceiling, wall-light fixtures, a TV point, and a feature fireplace with a stone surround.

Kitchen

14*5" x 8*3" (max) (4.40m x 2.54m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a composite sink and a half sink with a swan neck mixer tap and drainer, space for various appliances, a wall-mounted BAXI boiler, tiled flooring, tiled splashback, a radiator, access into the pantry, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Pantry

5*2" x 2*7" (1.59m x 0.80m)

The pantry has a single-glazed obscure window to the rear elevation, partially tiled walls, and wall-mounted shelves.

FIRST FLOOR

Landing

11*7" x 10*11" (max) (3.55m x 3.34m (max))

The landing has a UPVC double-glazed obscure window to the front elevation, a further UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and provides access to the first floor accommodation.

Bedroom One

13*10" x 10*11" (max) (4.24m x 3.34m (max))

The first bedroom has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a curved radiator.

Bedroom Two

11*5" x 11*2" (max) (3.48m x 3.41m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, exposed wooden flooring, and a curved radiator.

Bedroom Three

8*3" x 8*0" (2.53m x 2.46m)

The third bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, ceiling tiles, and a radiator.

Bathroom

11*1" x 5*11" (3.38m x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted bath with a wall-mounted electric shower fixture, a fitted airing cupboard, exposed wooden flooring, partially tiled walls, a radiator, access to the loft, and UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with gated access to the side and rear.

Rear

To the rear of the property is a private enclosed mature garden with access to the outbuilding and with fence panelled boundaries.

Outbuilding

4*11" x 3*4" (1.51m x 1.04m)

ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media, Openreach

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

Phone Signal – Mostly 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+

Area - Low risk for surface water / very low for rivers & the sea

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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