Holden Copley PREPARE TO BE MOVED

Newlyn Drive, Aspley, Nottinghamshire NG8 5GU

Guide Price £280,000

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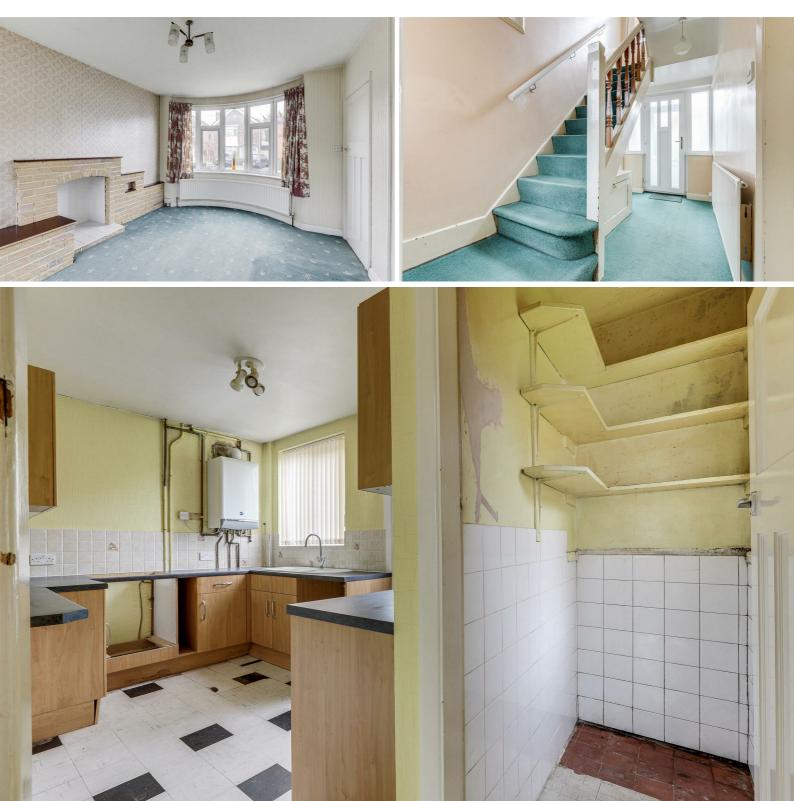




Guide Price £280,000 - £300,000

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

 $5^{\circ}6" \times 1^{\circ}4"$ (1.68m × 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

 $II^*8" \times 5^*4" (3.57m \times I.65m)$

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

 $14^{*}II" \times 10^{*}IO" \text{ (max) } (4.56m \times 3.32m \text{ (max))}$

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} " × 11^{5} " (max) (4.1lm × 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} " × 8^{3} " (max) (4.40m × 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} " × 2^{7} " (1.59m × 0.80m)

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

FIRST FLOOR

Landing

 $11^{*}7" \times 10^{*}11" \text{ (max) } (3.55m \times 3.34m \text{ (max))}$

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

 $13^{\circ}10'' \times 10^{\circ}11''' \text{ (max) } (4.24m \times 3.34m \text{ (max)})$

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

 $II^{5}" \times II^{2}" \text{ (max) (3.48m} \times 3.41m \text{ (max))}$

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} " × 8^{0} " (2.53m × 2.46m)

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

Bathroom

 $||1| \times 5'|| (3.38 \text{m} \times 1.8 \text{lm})$

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

 $4^{*}II'' \times 3^{*}4''$ (I.5lm × I.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

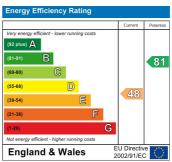
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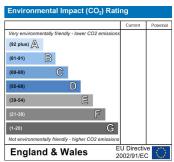
The vendor has advised the following: Property Tenure is Freehold

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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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