

HoldenCopley

PREPARE TO BE MOVED

Roland Avenue, Nuthall, Nottinghamshire NG16 1BB

Guide Price £360,000 - £400,000

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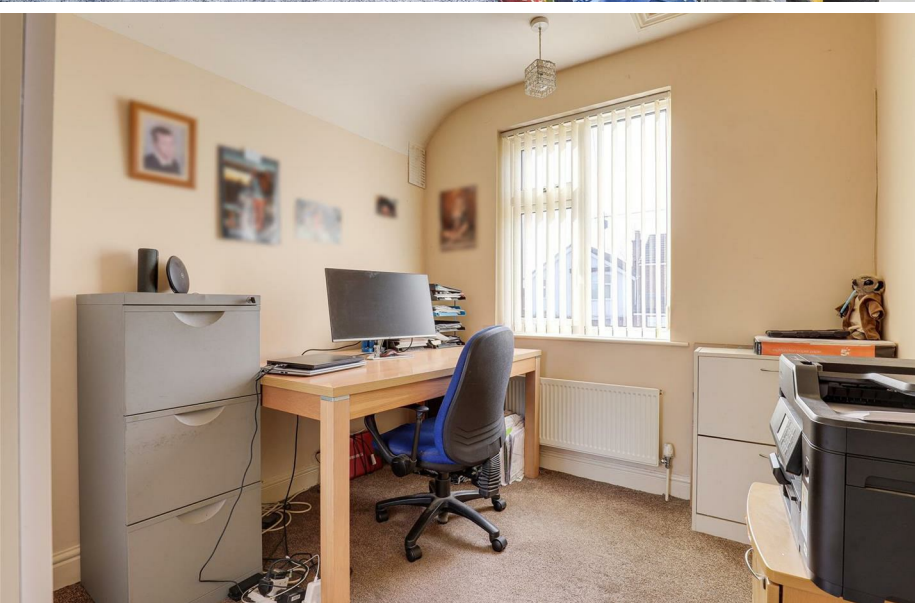
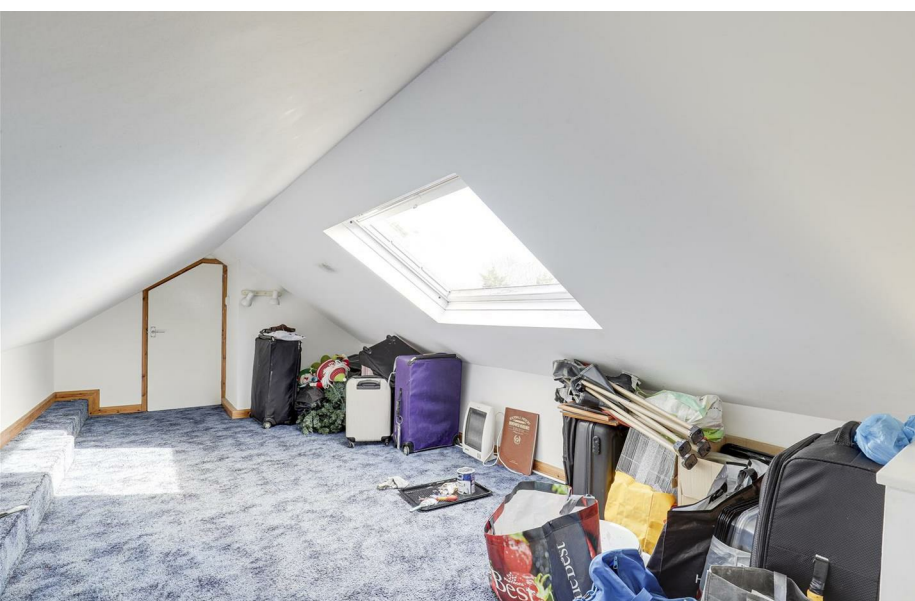
GUIDE PRICE £360,000 - £380,000

DETACHED HOUSE...

This well-presented detached family home is located in a highly popular and well-established residential area, offering spacious and versatile accommodation ideal for modern family living. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright family room with a charming bay window to the front, perfect for use as a snug, playroom, or home office. The generously sized living room features a striking fireplace and sliding patio doors that open directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. The heart of the home is the stylish kitchen diner, complete with a central island, modern fitted units, and additional sliding patio doors that flood the space with natural light and provide easy access to the garden. A ground floor W/C and internal access to the integral garage add to the practicality of the layout. Upstairs, the property offers three well-proportioned bedrooms and a contemporary four-piece family bathroom. There is also access to a converted attic room, offering additional space that could serve as a home office, hobby room, or extra storage. Outside, the front of the property includes a driveway providing off-street parking, access to the garage, and gated side access to the rear garden. The south-facing rear garden is fully enclosed and beautifully maintained, featuring a raised decking patio, a lawned area, a garden shed, and secure fence-panelled boundaries. A versatile garden room, currently used as a games room by the current owner, offers further potential for use as a home gym, office, or guest space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Loft Room
- Garage & Driveway
- South Facing Enclosed Rear Garden
- Versatile Garden Room
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14’3" x 6’11" (4.36m x 2.12m)

The entrance hall has carpeted flooring, windows to the front elevation, a radiator, an understairs cupboard, and a composite door providing access into the accommodation.

Family Room

13’5" into bay x 12’11" (4.11m into bay x 3.94m)

The family room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace with a wooden surround and tiled hearth, and carpeted flooring.

Living Room

22’0" x 11’11" (6.73m x 3.65m)

The living room has carpeted flooring, two radiators, a TV point, a recessed chimney breast alcove with a log burner and tiled hearth, and sliding patio doors opening to the rear garden.

Kitchen/Diner

17’11" x 16’1" (5.48m x 4.92m)

The kitchen diner has a range of fitted base and wall units with solid oak worktops with a central island, an under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, space for a free standing range cooker, n extractor fan, an in-built cupboard, fitted cupboards, two radiator, coving to the ceiling, space for a dining table, tiled splash back, wood-effect flooring, UPVC double glazed window to the rear elevation, and sliding patio doors opening to the rear garden.

Hall

2’10" x 2’9" (0.88m x 0.84m)

The hall has wood flooring

W/C

5’11" x 2’11" (1.82m x 0.89m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin, and wood flooring.

FIRST FLOOR

Landing

7’11" x 7’5" (2.42m x 2.28m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13’11" x 11’11" (4.25m x 3.64m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

13’7" into bay x 12’0" (4.16m into bay x 3.66m)

The second bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Third

9’3" x 7’11" (2.84m x 2.43m)

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

Bathroom

8’4" x 7’9" (2.55m x 2.38m)

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with central taps, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Loft Room

20’11" x 9’0" (6.38m x 2.75m)

The loft room has a Velux window, and carpeted flooring.

Storage

9’0" x 4’10" (2.75m x 1.49m)

The storage has carpeted flooring, and eaves storage.

OUTSIDE

Front

To the front of the property is a driveway, access into the garage, and gated access to the rear garden.

Garage

15’0" x 9’10" (4.58m x 3.01m)

The garage has a door opening into the hall, electrics, lighting, a wall-mounted boiler, and a roller door opening to the driveway.

Rear

To the rear of the property is an enclosed south facing garden with a raised decking patio, a lawn, a shed, fence panelled boundary, and access into the versatile games room.

Games Room

24’9" x 11’1" (7.55m x 3.40m)

The games room has two UPVC double glazed windows, a purpose built bar, recessed spotlights, a TV point, wood-effect flooring, and a UPVC door opening out to the garden.

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 - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

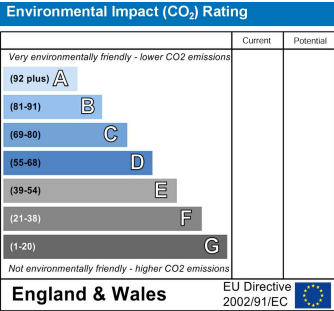
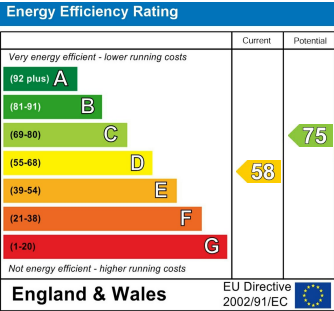
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The vendor has advised the following:
Property Tenure is Freehold

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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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