

HoldenCopley

PREPARE TO BE MOVED

Glencairn Drive, Aspley, Nottinghamshire, NG8 3EN

Guide Price £325,000 - £350,000

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PERFECT FAMILY HOME...

This four bedroom detached house boasts of ample space and characteristic accommodation making the perfect purchase for any family looking to be located in the popular location of Aspley within close proximity to a range of shops, eateries, transport links into the City Centre and well known schools being Trinity school, Bluecoat Academy and Nottingham Girls Academy which are all within walking distance, and transport links into the City Centre. Internally to the ground floor is an entrance hall, spacious living room with a feature fireplace and bay window, separate dining room with French doors leading to the rear garden, fitted kitchen and access to the integral garage. To the first floor is four good sized bedrooms serviced by a three piece family bathroom suite. To the front of the property is a driveway providing ample off street parking and decorative plants and shrubs and to the rear is an exceptionally large enclosed garden providing access to the utility/boiler room, perfect for Summer!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Three Piece Modern Bathroom Suite
- Integral Garage
- Driveway & Rear Garden
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

7'2" x 10'2" (2.19m x 3.10m)

The entrance hall has wood effect flooring and carpeted stairs, radiator, cloak room with shelving and a single wooden door providing access into the accommodation

The cloak room, has potential for a downstairs WC

Living room

11'5" x 14'8" (3.48m x 4.49m)

The living room has solid oak flooring, coving to the ceiling, TV point, feature fireplace with a tiled hearth and mantle piece with an electric fire, radiator and UPVC double glazed window to the front elevation

Dining room

11'11" x 10'5" (3.64m x 3.18m)

The dining room has solid oak flooring, coving to the ceiling, radiator, space for a dining table and chairs, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors providing access to the rear garden

Kitchen

11'5" x 8'2" (3.50m x 2.49m)

The kitchen has tile effect vinyl flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, radiator, sink and a half with a drainer and mixer taps, in-built storage cupboard, space and plumbing for a dishwasher and other appliances, UPVC double glazed windows to the side and rear elevation and a single door providing access to the rear garden

FIRST FLOOR

Master Bedroom

11'5" x 15'2" (3.48m x 4.64m)

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

Bedroom Two

11'10" x 10'5" (3.62m x 3.18m)

The second bedroom has wood effect flooring, radiator and UPVC double glazed window to the rear elevation

Bedroom Three

15'6" x 7'4" (4.74m x 2.24m)

The third bedroom has carpeted flooring, two radiators and two UPVC double glazed windows to the front and rear elevation

Bedroom Four

9'6" x 7'2" (2.91m x 2.19m)

The fourth bedroom has wood effect flooring, radiator and a UPVC double glazed window to the front elevation

Bathroom

8'0" x 7'11" (2.45m x 2.43m)

The bathroom has ceramic tiled flooring with underfloor heating, fully tiled walls, recessed ceiling spotlights, chrome towel rail, extractor fan, low level flush WC, in-built storage cupboard, floating washbasin with mixer taps, composite bath with wall mounted mainsfed shower and a bi-folding shower screen and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

FRONT

To the front of the property is a driveway providing off street parking for two/three cars, access to the integral garage, decorative plants and shrubs with a wall surround

REAR

To the rear is a large two-tier enclosed garden with a several lawns, patio area, access to a greenhouse, allotment area, access to the utility room/boiler house hosting a Worcester Bosch boiler with space for a washing machine, access to a shed, decorative plants and shrubs with a hedge surround

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D
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.

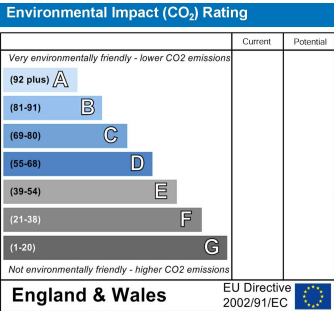
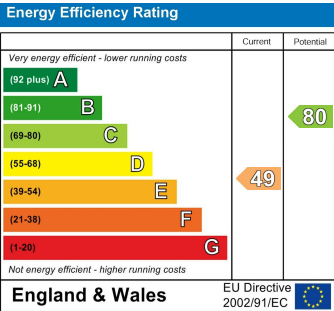
The vendor has advised the following:

Property Tenure is Freehold

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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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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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