

HoldenCopley

PREPARE TO BE MOVED

Cooper Close, Bulwell, Nottinghamshire NG6 7BS

£280,000

Cooper Close, Bulwell, Nottinghamshire NG6 7BS



DECEPTIVELY SPACIOUS FAMILY HOME...

This deceptively spacious five-bedroom semi-detached home is well-presented throughout and offers an abundance of versatile living space, making it the perfect purchase for any growing family looking for their forever home. Situated in a popular location within Bulwell, the property benefits from being close to a range of local amenities, excellent transport links, and great schools, ensuring convenience and comfort in equal measure. To the ground floor, the accommodation comprises an entrance hall, a cosy living room complete with a feature fireplace, and a separate dining room ideal for family meals and entertaining. The property also boasts two conservatories, providing additional living space filled with natural light. There is also a modern fitted kitchen, a useful utility room, and a ground-floor bedroom with an en-suite, offering fantastic flexibility for guests or multigenerational living. The first floor carries four further bedrooms, a study, and a three-piece family bathroom suite. The bedrooms are all generously sized, with the master bedroom benefitting from a range of fitted furniture for ample storage. Outside, the property features off-street parking to the front, while the rear garden has been designed for low maintenance, offering a perfect outdoor space to relax and enjoy. There is also a large shed, ideal for additional storage.

MUST BE VIEWED





- Deceptively Spacious Semi-Detached Home
- Five Bedrooms & Study
- Cosy Living Room With Feature Fireplace
- Dining Room & Two Conservatories
- Modern Fitted Kitchen & Utility Room
- Three Piece Family Bathroom Suite & Ground Floor En-Suite
- Ample Storage Space
- Off-Street Parking
- Low-Maintenance Garden & Large Shed
- Must Be Viewed





GROUND FLOOR

Entrance

4'3" × 3'11" (1.51 × 1.21)

The entrance hall has wood-effect flooring, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door leading into the property.

Hallway

7'3" × 5'10" (2.23 × 1.80)

The hallway has wood-effect flooring, carpeted stairs, a radiator, a built-in storage cupboard, and coving to the ceiling.

Living Room

13'6" × 12'11" (4.12 × 3.96)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a built-in understairs storage cupboard, coving to the ceiling, a UPVC double-glazed window to the front elevation, and open access to the dining room.

Dining Room

10'8" × 9'0" (3.25m × 2.74m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and access to the conservatory.

Conservatory

10'5" × 10'2" (3.19 × 3.10)

The conservatory has carpeted flooring, exposed brick walls, a polycarbonate roof, UPVC double-glazed windows to the rear elevation, and sliding patio doors leading out to the rear elevation.

Kitchen

10'4" × 7'5" (3.15 × 2.27)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding oven, space and plumbing for a dishwasher, space or a fridge freezer, tiled flooring, partially tiled walls, and a UPVC door providing access to the conservatory.

Conservatory

12'4" × 9'7" (3.78 × 2.93)

The conservatory has wood-effect flooring, a polycarbonate roof, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear elevation.

Utility Room

6'8" × 6'0" (2.04 × 1.83)

The utility room has base and wall units with a rolled-edge worktop, space and plumbing for a washing machine, a radiator, and carpeted flooring.

Bedroom Five

17'1" × 6'9" (5.23 × 2.07)

The fifth bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

6'8" × 4'7" (2.04 × 1.42)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, and a radiator.

FIRST FLOOR

Landing

11'3" × 7'10" (3.43 × 2.41)

The landing has carpeted flooring, coving to the ceiling, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'6" × 9'11" (3.83 × 3.03)

The main bedroom has a range of fitted furniture including wardrobes, overhead cabinets, a chest of drawers, and a vanity desk. The bedroom has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'3" × 9'4" (3.14 × 2.87)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'1" × 6'7" (3.69 × 2.02)

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

Bedroom Four

9'6" × 6'5" (2.92 × 1.98)

The fourth bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the front elevation.

Study

6'9" × 6'7" (2.06 × 2.01)

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

Bathroom

6'2" × 6'1" (1.89 × 1.87)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, 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, a partially gravelled border, and boundaries made up of brick wall and hedges.

Rear

To the rear of the property is a low maintenance rear garden with a shed, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps

(Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

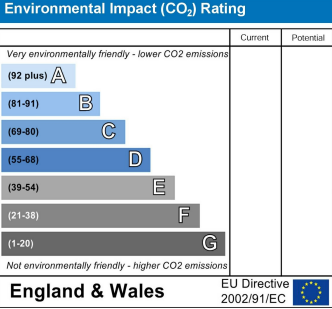
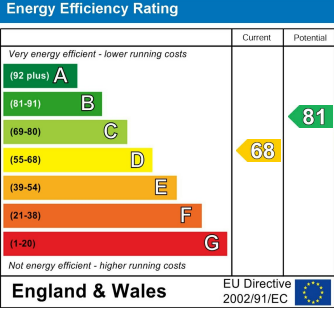
The vendor has advised the following:

Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Cooper Close, Bulwell, Nottinghamshire NG6 7BS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.