

# HoldenCopley

PREPARE TO BE MOVED

Grassington Road, Aspley, Nottinghamshire NG8 3PA

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Guide Price £300,000



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GUIDE PRICE: £300,000 - £325,000

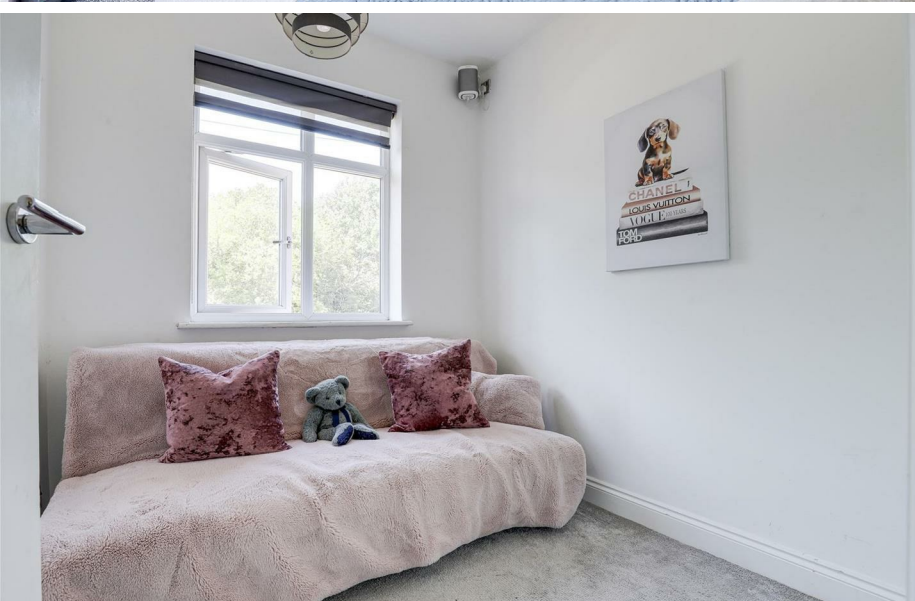
### MODERN EXTENDED FAMILY HOME...

Situated in the popular location of Aspley, this three bedroom detached house is the perfect place for any growing family to call home. The location enjoys easy access to local amenities, excellent transport links, and highly regarded school catchments. Internally, the ground floor of the home benefits from a porch leading into a spacious entrance hall, a cosy living/dining room with bay fronted windows - perfect for family dinners or movie nights, and bi-fold doors leading into the bright and airy family room. To complete the ground floor, there is a sleek & stylish modern fitted kitchen with handleless cabinets, quartz worktops, and a Quooker boiling water tap, a convenient W/C, and a utility room. Upstairs, the home offers three bedrooms - each with fitted sliding door wardrobes, serviced by a three piece bathroom suite. The home benefits from Nest Heating throughout. Externally, the front of the property offers off-street parking for two cars, and the rear garden benefits from a paved patio seating area, a lawn, a shed, and ample greenery - perfect for enjoying the outdoors in the warmer months. This home effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and modern features, this is a home you won't want to miss.

MUST BE VIEWED







- Detached Extended Family Home
- Three Bedrooms With Fitted Wardrobes
- Spacious Living/Dining Room With Bay Fronted Windows
- Bright & Airy Family Room
- Modern Fitted Kitchen With Quartz Worktops
- Ground Floor W/C & Utility Room
- Modern Three Piece Bathroom Suite
- Off-Street Parking & Well-Presented Garden
- Nest Smart Heating Throughout
- Must Be Viewed











GROUND FLOOR

Porch

4'8" x 6'2" (1.44m x 1.89m)

The porch has wood-effect flooring, a fitted open coat closet, a Velux window, recessed spotlights, and a single composite door providing access into the accommodation.

Entrance Hall

7'2" x 15'0" (2.20m x 4.58m)

The entrance hall has solid oak flooring, a radiator, understairs storage, and a Google Nest thermostat.

W/C

3'10" x 3'4" (1.17m x 1.03m)

This space has a low level dual flush W/C, a vanity style wash basin with a mixer tap and tiled splashback, wood-effect flooring, an extractor fan, and a single recessed spotlight.

Living/Dining Room

27'3" x 10'11" (8.32m x 3.34m)

The living/dining room has solid oak flooring, a feature log burner in a recessed chimney breast alcove with a tiled hearth and wooden mantle, two radiators, a UPVC double-glazed bay window to the front elevation, and bi-fold doors leading into the family room.

Family Room

15'5" x 12'0" (4.72m x 3.68m)

The family room has wood-effect flooring, recessed spotlights, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear elevation.

Kitchen

12'2" x 12'5" (3.73m x 3.79m)

The kitchen has a range of fitted matte handleless base and wall units with quartz worktops, an undermount sink and a half with draining grooves and a Quooker boiling tap, an integrated double-oven, an integrated induction hob with an angled extractor fan, space for an American style fridge freezer, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear elevation.

Utility

10'1" x 4'0" (3.08m x 1.22m)

The utility room has space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

Landing

7'7" x 7'7" (2.32m x 2.33m)

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

Master Bedroom

13'10" x 11'1" (4.24m x 3.38m)

The main bedroom has carpeted flooring, a fitted sliding door wardrobe, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

12'7" x 10'9" (3.84m x 3.28m)

The second bedroom has wood-effect flooring, a fitted sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'1" x 7'4" (2.17m x 2.24m)

The third bedroom has carpeted flooring, a fitted sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bathroom

8'11" x 7'3" (2.72m x 2.22m)

The bathroom has a concealed low level dual flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a rainfall shower fixture and waterproof panelling, fitted storage, wood-effect flooring, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for two cars, a raised planter, gated access, and a fence panelled boundary.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, planted borders, 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) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Agents Disclaimer - The vendor has informed us that the property has undergone two extensions and is yet to be signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City Council - Band C

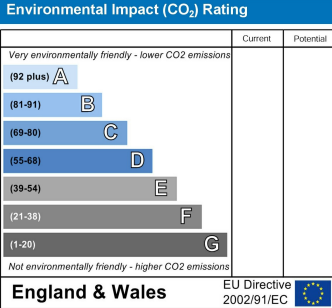
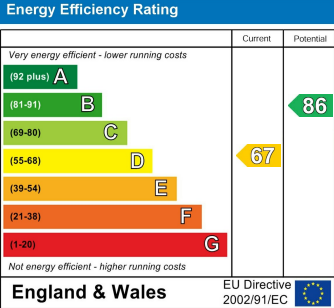
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold.

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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.





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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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