

HoldenCopley

PREPARE TO BE MOVED

Canver Close, Nottingham, Nottinghamshire NG8 4HE

Guide Price £240,000 - £250,000

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WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home offers deceptively spacious accommodation throughout and would be an ideal purchase for a range of buyers looking to move straight in. Located in a well-connected area on a quiet cul-de-sac close to a wealth of local amenities including shops, excellent transport links, great schools, and Wollaton Hall & Deer Park just a short distance away. To the ground floor, the property comprises an entrance hall, a spacious reception room, and a modern fitted kitchen-diner with French doors opening out to the rear garden — creating an ideal setting for indoor-outdoor living. Additional ground floor features include two versatile lean-tos offering further storage or utility potential, a ground floor W/C, and two separate storage areas. Upstairs, the first floor hosts three well-proportioned bedrooms, a modern three-piece bathroom suite, and access to the loft for additional storage. Outside, the property boasts a driveway providing off-street parking for two vehicles to the front. To the rear, you'll find a private and landscaped garden with two paved patio seating areas and a well-maintained lawn — ideal for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Lean-To & Plenty Of Storage Space
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Landscaped Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway
10'5" x 6'7" (3.20 x 2.02)

The hallway has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator, a dado rail, coving and a single UPVC door providing access into the accommodation.

Living Room
13'11" x 10'4" (4.25 x 3.15)
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a recessed chimney breast alcove and coving.

Kitchen
20'10" x 10'0" (6.36 x 3.06)
The kitchen has a range of fitted base and wall units with worktops a tiled splashback and a breakfast bar, an integrated double oven and dishwasher, a gas hob with an extractor hood, a double Butler sink with a swan neck mixer tap, tiled flooring, a built-in cupboard, a radiator, coving and a UPVC double-glazed window to the rear elevation.

Dining Room
9'8" x 8'7" (2.95 x 2.62)
The dining room has a UPVC double-glazed window to the rear and side elevations, tiled flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

Lean-To
8'3" x 6'0" (2.53 x 1.83)
The lean-to has power points, a polycarbonate roof light and a single UPVC door.

Lean-To
9'5" x 4'3" (2.89 x 1.32)
The lean-to has lighting, power points and sliding patio doors providing access out to the garden.

W/C
4'5" x 2'1" (1.35 x 0.66)
This space has a low level flush W/C, a wall-mounted corner wash basin and tiled flooring and walls.

Storage
4'3" x 2'4" (1.32 x 0.72)
This space has lighting and shelving.

Storage
7'0" x 5'0" (2.14 x 1.53)
This space has a window to the side elevation, lighting and shelving.

FIRST FLOOR

Landing
9'6" x 7'10" (2.91 x 2.39)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail, a built-in cupboard, coving, access into the loft and provides access to the first floor accommodation.

Master Bedroom
10'11" x 10'2" (3.35 x 3.11)
The main bedroom has a UPVC double-glazed window to the front elevation, painted floorboards, a radiator, a built-in wardrobe and coving.

Bedroom Two
14'1" x 8'8" (4.31 x 2.65)
The second bedroom has a UPVC double-glazed window to the rear elevation, painted floorboards, a radiator and a built-in wardrobe.

Bedroom Three
9'6" x 7'1" (2.91 x 2.16)
The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, a built-in cupboard and coving.

Bathroom
9'8" x 6'8" (2.96 x 2.05)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted double-ended bath with an electric shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front is a driveway and a garden with slate chippings, mature shrubs and various plants.

Rear
To the rear is a private landscaped garden with two paved patio seating areas, a lawn, various plants, courtesy lighting and an outdoor tap.

- ADDITIONAL INFORMATION**
- Electricity – Mains Supply
 - Water – Mains Supply
 - Heating – Gas - 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 & 5G & some 3G available
 - 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

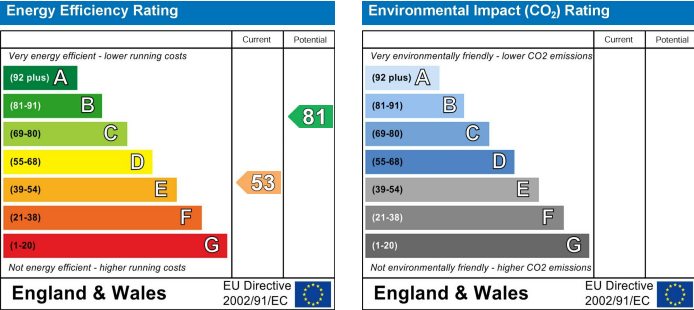
DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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