

HoldenCopley

PREPARE TO BE MOVED

Maple Drive, Nuthall, Nottinghamshire NG16 IEJ

Guide Price £300,000 - £325,000

Maple Drive, Nuthall, Nottinghamshire NG16 1EJ



GUIDE PRICE £300,000 - £325,000

NO UPWARD CHAIN...

This substantial three-bedroom detached house is tucked away in a quiet location, just a short distance from local amenities, recreational parks, and excellent transport links, including easy access to the M1 and direct routes into the City Centre. The property is also within the catchment area of highly regarded schools and is being sold with no upward chain, making it an ideal opportunity for a growing family. The ground floor features a welcoming porch leading into an entrance hall, which provides access to a spacious living and dining room. This room benefits from a bay-fronted window and French doors opening into a light-filled conservatory, which in turn offers direct access to the rear garden. The fitted kitchen is also accessible from the entrance hall and enjoys its own rear garden access, creating a convenient flow for indoor and outdoor living. Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom featuring a bay-fronted window. There is a two-piece shower room and a separate W/C, providing practical accommodation for family life. Outside, the front of the property is approached via a driveway leading to the garage and is complemented by a lawn and planted borders. The rear garden is fully enclosed with fence panelling, ensuring privacy, and features a patio area perfect for outdoor seating and entertaining, alongside a well-maintained lawn. Additional highlights include a greenhouse, planted borders adding greenery, and an external tap for convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living/Dining Room
- Conservatory
- Fitted Kitchen
- Two-Piece Shower Room & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

6’11" × 1’11" (2.13m × 0.60m)

The porch as tiled flooring, and arched windows with French doors opening to the front garden.

Entrance Hall

13’11" × 6’10" (max) (4.00m × 2.09m (max))

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, coving to the ceiling, a full-height UPVC double glazed window to the front elevation, and a door providing access into the accommodation.

Living/Dining Room

27’2" × 12’11" (max) (8.30m × 3.94m (max))

The living/dining room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace, two radiators, coving to the ceiling, carpeted flooring, and French doors opening to the conservatory.

Conservatory

8’7" × 6’4" (2.62m × 1.95m)

The conservatory has tiled flooring, a UPVC double glazed surround, and a UPVC door opening to the rear garden.

Kitchen

10’2" × 9’5" (3.12m × 2.89m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an in-built cupboard, space for a dining table, coving to the ceiling, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

10’1" × 8’10" (max) (3.08m × 2.70m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

14’8" × 11’1" (max) (4.49m × 3.39m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a range of fitted wardrobes, coving to the ceiling, and underlay flooring.

Bedroom Two

11’7" × 11’0" (3.54m × 3.36m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes, coving to the ceiling, and carpeted flooring.

Bedroom Three

8’9" × 8’5" (2.69m × 2.58m)

The third bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, coving to the ceiling, and carpeted flooring.

Shower Room

8’9" × 5’6" (2.67m × 1.70m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, a wall-mounted heater, a chrome heated towel rail, an in-built cupboard, coving to the ceiling, floor-to-ceiling tiling, and wood-effect flooring.

W/C

4’7" × 3’6" (1.41m × 1.09m)

This space had a UPVC double glazed obscure window to the side elevation, a low level flush W/C, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders, and a driveway leading to the garage.

Garage

25’8" × 9’1" (7.84m × 2.77m)

The garage has a UPVC double glazed window to the rear elevation, a door opening to the rear garden, lighting, electrics, and an electric up-and-over door opening o the driveway.

Rear

To the rear of the property, there is an enclosed garden featuring a patio area perfect for outdoor seating and entertaining, along with a well-maintained lawn. The garden also includes a greenhouse, planted borders adding a touch of greenery, and an outside tap for convenience. The space is fully enclosed with fence paneling, providing privacy and a defined boundary

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

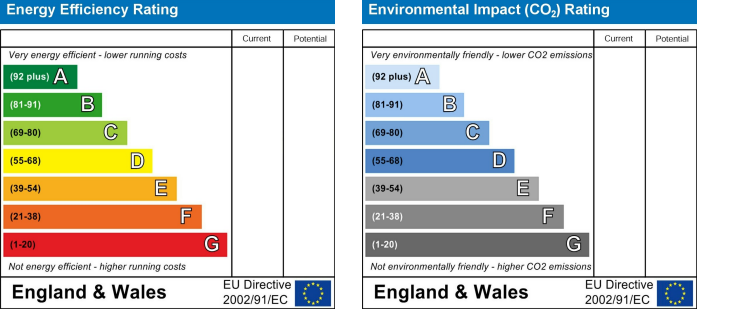
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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.



Maple Drive, Nuthall, Nottinghamshire NG16 1EJ

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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.