

# HoldenCopley

PREPARE TO BE MOVED

Maple Drive, Nuthall, Nottinghamshire NG16 1EJ

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Guide Price £300,000 - £325,000

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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" x 1'11" (2.13m x 0.60m )

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

### Entrance Hall

13'1" x 6'10" (max) (4.00m x 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" x 12'11" (max) (8.30m x 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" x 6'4" (2.62m x 1.95m )

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

### Kitchen

10'2" x 9'5" (3.12m x 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" x 8'10" (max) (3.08m x 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" x 11'1" (max) (4.49m x 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" x 11'0" (3.54m x 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" x 8'5" (2.69m x 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" x 5'6" (2.67m x 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" x 3'6" (1.41m x 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" x 9'1" (7.84m x 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 on 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.

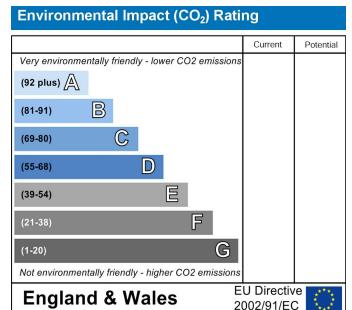
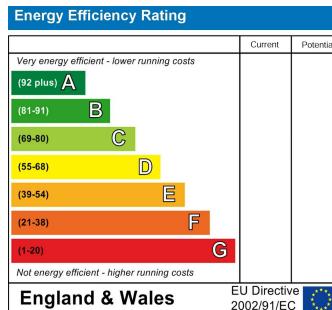
The vendor has advised the following:

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**This floorplan is for illustrative purposes only.**

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