

# HoldenCopley

PREPARE TO BE MOVED

Northdown Road, Aspley, Nottinghamshire NG8 3PF

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Guide Price £250,000



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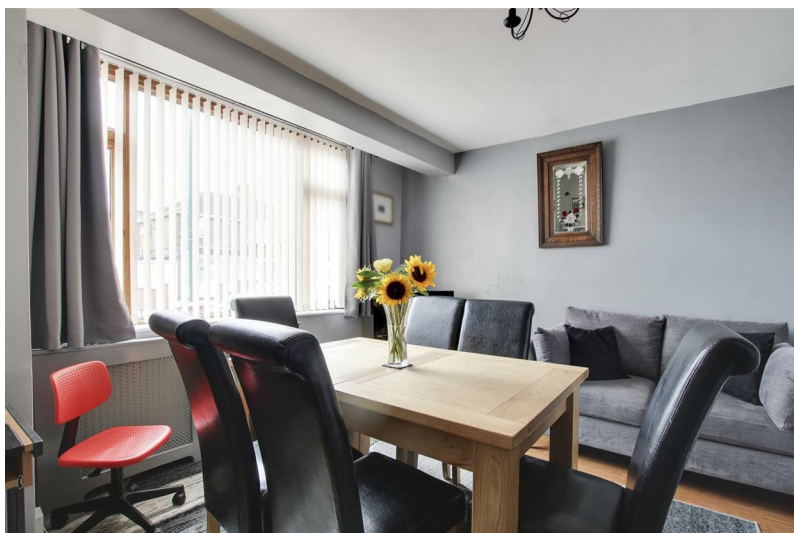


GUIDE PRICE £250,000 - £275,000

### IDEAL FAMILY HOME...

This four bedroom semi-detached property benefits from having an abundance of indoor and outdoor space, ideal for any growing families looking for a property that is well presented allowing them to move straight in! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being just a short distance from David Lloyd Health Club. To the ground floor of the property is an entrance hall and porch, two spacious reception rooms, a modern kitchen with integrated appliances and breakfast bar, a separate utility room, a ground floor WC and internal access into the garage. To the first floor of the property are four bedrooms serviced by two family bathroom suites. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private enclosed garden with a lawn and various patio areas.

### MUST BE VIEWED







- Semi-Detached Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Two Bathrooms
- Private Rear Garden
- Driveway & Garage
- Well Presented
- Ideal Family Home
- Must Be Viewed











GROUND FLOOR

Porch

3\*7" x 9\*2" (1.1 x 2.8)

The porch has solid bamboo flooring, a radiator, an in-built cupboard, a UPVC door and provides access into the accommodation

Entrance Hall

9\*2" x 5\*6" (2.8 x 1.7)

The entrance hall has solid bamboo flooring, carpeted stairs, two in-built cupboards and a radiator

Dining Room

13\*1" x 11\*5" (4.0 x 3.5)

The dining room has solid bamboo flooring, two radiators, a TV point and a UPVC double glazed window to the front elevation

Living Room

12\*5" x 11\*9" (3.8 x 3.6)

The living room has solid bamboo flooring, a TV point, a vertical radiator, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors to access the rear of the property

Kitchen

13\*1" x 14\*5" (4.0 x 4.4)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted wooden countertops, a ceramic sink and a half with a drainer and stainless steel mixer taps, an integrated oven, an integrated five burner hob with an extractor hood, an integrated dishwasher, a radiator and UPVC double glazed windows to the side and rear elevations

Utility Room

6\*2" x 7\*10" (1.9 x 2.4)

The utility space has tiled flooring, a range of fitted base and wall units with fitted wooden countertops, a stainless steel sink with a drainer and mixer taps, partially tiled walls, an in-built cupboard, a radiator, space and plumbing for a washing machine and a tumble dryer and a UPVC door to provide access to the rear garden

WC

2\*7" x 4\*11" (0.8 x 1.5)

This space has a low level flush WC, a wall mounted wash basin with stainless steel taps, a radiator and a UPVC double glazed obscure window to the side elevation

Garage

7\*2" x 14\*9" (2.2 x 4.5)

The garage has electrical points, lighting and an electric roller garage door

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, loft access and provides access to the first floor accommodation

Bedroom One

The main bedroom has carpeted flooring, a range of fitted wooden wardrobes, a TV point, two radiators and UPVC double glazed windows to the front elevation

Bedroom Two

10\*9" x 11\*9" (3.3 x 3.6)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8\*10" x 15\*5" (2.7 x 4.7)

The third bedroom has solid bamboo flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

11\*9" x 6\*6" (3.6 x 2.0)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7\*10" x 6\*2" (2.4 x 1.9)

The bathroom has floor to ceiling tiles, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

Shower Room

9\*2" x 3\*3" (2.8 x 1.0)

This space has floor to ceiling tiles, a low level flush WC, a wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screens, a chrome heated towel rail, an extractor fan and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a paved driveway to provide off road parking, access into the single garage and courtesy lighting

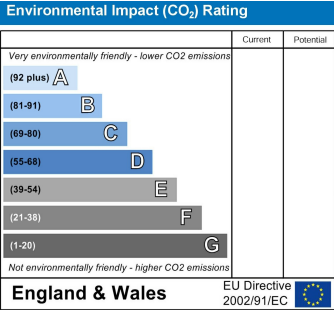
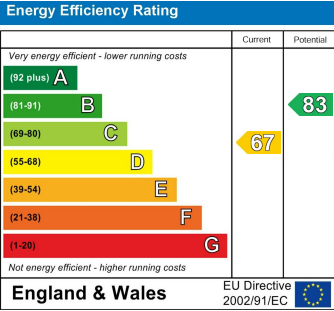
Rear

To the rear of the property is a private enclosed garden with a lawn, an elevated patio area, a garden shed, courtesy lighting, panelled fencing and an outdoor tap

DISCLAIMER

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**HoldenCopley**  
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Approx. Gross Internal Area of the Ground floor:  
**716.66 Sq Ft - 66.58 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1371.21 Sq Ft - 127.39 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**654.55 Sq Ft - 60.81 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1371.21 Sq Ft - 127.39 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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