

# HoldenCopley

PREPARE TO BE MOVED

Craster Drive, Sellers Wood, Nottinghamshire NG6 7FJ

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£160,000



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## WELL PRESENTED THROUGHOUT

This three bedroom semi detached house would make a great purchase for any first time or family buyer as it is well presented and ready to move straight into. The property is situated in a quiet cul-de-sac within a popular location with easy access to various amenities, schools and transport links. To the ground floor is an entrance hall, a living room and an open plan kitchen diner with stunning wooden flooring and double french doors opening out to the well maintained garden. Upstairs on the first floor are three bedrooms serviced by a three piece bathroom suite. Outside to the front is a large driveway providing ample off road parking.

## MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen Diner
- Beautifully Decorated
- Three Piece Bathroom Suite
- Large Driveway
- Gardens To Both Front & Rear
- Cul De Sac Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, wooden flooring and provides access into the accommodation

Living Room

13'2" x 12'3" (4.02 x 3.75)  
The living room has a UPVC double glazed window, wooden flooring, coving to the ceiling, recessed spotlights, wall light points, a radiator, an aerial point, a feature fireplace and an under stair storage cupboard which houses the combi boiler

Dining Area

10'11" x 7'11" (3.33 x 2.42)  
The dining area has a radiator, wooden flooring, wall light points, coving to the ceiling, is open plan with the kitchen and has double french doors that open out to the rear

Kitchen

10'10" x 7'5" (3.32 x 2.28)  
The kitchen has a range of base and wall units with solid rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with gas hob and extractor fan, space and plumbing for a washing machine, an integrated fridge, an integrated freezer, an integrated tumble dryer, under cupboard lighting, wooden flooring, tiled splash back, recessed spotlights, coving to the ceiling, UPVC double glazed windows and a single door providing access to the rear

FIRST FLOOR

Landing

The landing has a UPVC double glazed window, coving to the ceiling, carpeted flooring, recessed spotlights, a loft hatch and provides access to the first floor accommodation

Master Bedroom

13'6" x 8'9" (4.13 x 2.67)  
The main bedroom has a UPVC double glazed window, coving to the ceiling, wooden flooring, a radiator and built in wardrobes

Bedroom Two

9'4" x 8'11" (2.87 x 2.73)  
The second bedroom has a UPVC double glazed window, a radiator, wooden flooring, coving to the ceiling and a built in storage cupboard

Bedroom Three

9'9" x 6'5" (2.99 x 1.97)  
The third bedroom has a UPVC double glazed window, wooden flooring, coving to the ceiling, a built in storage cupboard and a radiator

Bathroom

6'2" x 6'1" (1.88 x 1.86)  
The bathroom suite comprises of a low level flush WC, a

pedestal wash basin, a panelled bath with an overhead shower and a handheld shower, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed window

OUTSIDE

Front

To the front of the property is a lawn with decorative plants and a driveway for ample off road parking

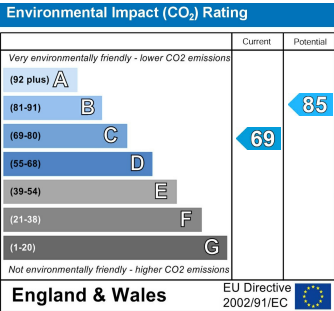
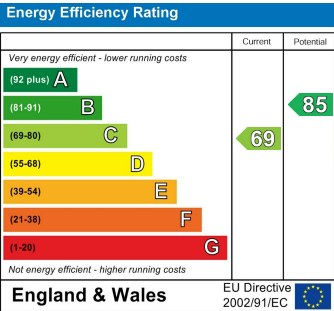
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, conifer hedging with well stocked borders and a timber gate to the side giving access to the front of the property

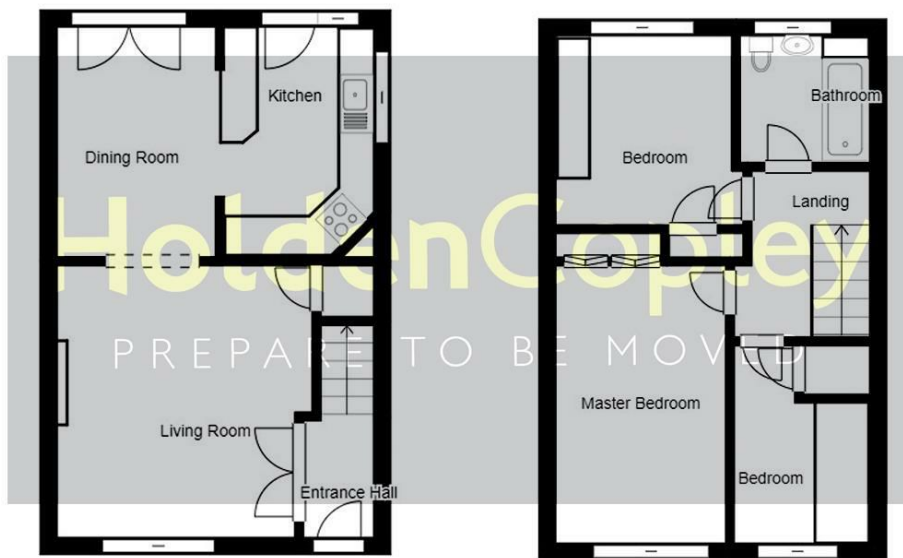
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