

HoldenCopley

PREPARE TO BE MOVED

Kingsbury Drive, Aspley, Nottinghamshire NG8 3EP

Guide Price £280,000 - £300,000

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NO UPWARD CHAIN...

This detached three bedroom property is coming to the market with no upward chain whilst being well presented throughout, ideal for any growing families looking for a property that is ready to move straight into. Situated in a popular location of Aspley, just a short distance from local shops, eateries and excellent transport links into Nottingham City Centre as well as being a stones throw from Harvey Hadden Sports Village. To the ground floor of the property is an entrance hall, an open plan lounge diner and a modern kitchen. To the first floor of the property is the spacious master bedroom along with two additional bedrooms serviced by a bathroom with a separate WC. Outside to the front of the property is a driveway to provide ample off road parking, to the rear of the property is a private enclosed garden with a lawn and a paved patio area.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen
- Bathroom & Separate WC
- Private Rear Garden
- Off Road Parking
- No Upward Chain
- Well Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation and provides access into the accommodation

Lounge Diner

24*2" x 11*3" (7.39 x 3.45)

The lounge diner has carpeted flooring, two radiators, an aerial point, a UPVC double glazed bay window to the front elevation, a feature fireplace with a decorative mantelpiece and a sliding patio door leading out to the garden

Kitchen

12*0" x 9*7" (3.67 x 2.94)

The kitchen has a range of base and wall units with rolled edge work surfaces and a breakfast bar, a sink and a half with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splash back, an integrated fridge freezer, a freestanding washing machine, tiled flooring, access to an under stair storage space which houses the boiler, UPVC double glazed windows to the rear and side elevation along with a side door providing access to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12*4" x 11*4" (3.77 x 3.46)

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

Bedroom Two

11*8" x 9*4" (3.56 x 2.85)

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

Bedroom Three

8*9" x 7*8" (2.68 x 2.35)

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

Bathroom

7*8" x 5*6" (2.35 x 1.68)

The bathroom has a pedestal wash basin, a panelled bath, a shower enclosure, a radiator, tiled walls, tiled flooring and a UPVC double glazed window to the rear elevation

WC

This space has a low level flush WC, a UPVC double glazed window to the side elevation, tiled walls and tiled flooring

OUTSIDE

Front

To the front of the property is a garden with a lawn, a driveway and gated access to the side and rear of the property

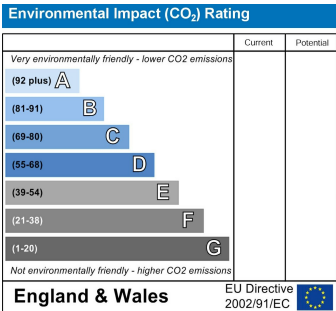
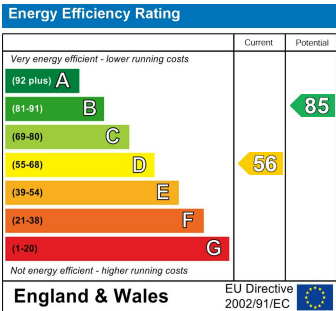
Rear

To the rear of the property is a private enclosed garden with a garage, a lawn, a patio area, two sheds and a range of plants and shrubs

DISCLAIMER

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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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