

HoldenCopley

PREPARE TO BE MOVED

Digby Hall Drive, Gedling, Nottinghamshire NG4 4JT

Guide Price £260,000 - £270,000

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MOVE-IN READY HOME IN A POPULAR LOCATION...

This well-presented three-bedroom detached house offers a move-in ready home with stunning views of the surrounding area. Situated in a popular location, the property is close to a range of local amenities including shops, schools, and convenient transport links. The ground floor features a welcoming entrance hall leading to a spacious reception room with plenty of space for both relaxing and dining, along with patio doors opening out to the rear garden. Next is a modern kitchen designed for all your culinary needs. Upstairs, the property offers three double bedrooms, along with a stylish three-piece bathroom suite and a separate W/C for added convenience. Outside, the front of the property benefits from a driveway providing off-road parking, access to the garage, and a small lawned garden. To the rear, there is a tiered garden with a patio seating area perfect for enjoying the views, steps leading down to a lawn, and a gravelled patio area.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Driveway & Garage
- Stunning Views
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'3" x 5'10" (1.31m x 1.78m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a full-height UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

19'10" x 11'4" (6.06m x 3.47m)

The living room has carpeted flooring, two radiators, a UPVC double-glazed window to the front elevation and a sliding patio door providing access to the rear garden.

Kitchen

9'6" x 11'4" (2.90m x 3.46m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan and a dishwasher, space and plumbing for a washing machine, an in-built cupboard, a radiator, a pantry, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

6'4" x 2'11" (1.95m x 0.89m)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

11'5" x 12'3" (3.49m x 3.74m)

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

Bedroom Two

12'5" x 8'1" (3.80m x 2.48m)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'4" x 11'5" (2.26m x 3.48m)

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

Bathroom

7'1" x 8'1" (2.18m x 2.48m)

The bathroom has a low level dual flush W/C with a bidet hose, a vanity storage unit with a wash basin, a bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, two shower niches, a heated towel rail, recessed spotlights, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

3'2" x 2'11" (0.98m x 0.90m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and a small lawned garden.

Rear

To the rear of the property is a tiered garden with a paved patio area, steps leading down to a lawn, a gravelled patio area and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling 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

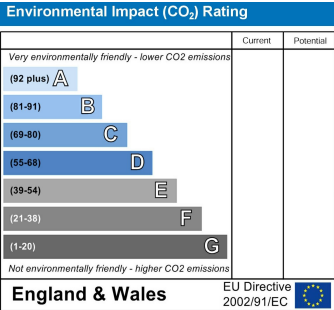
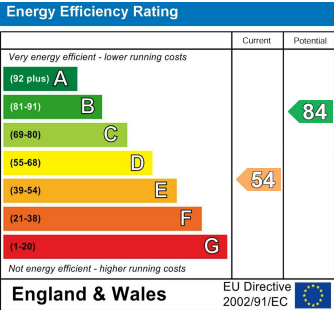
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

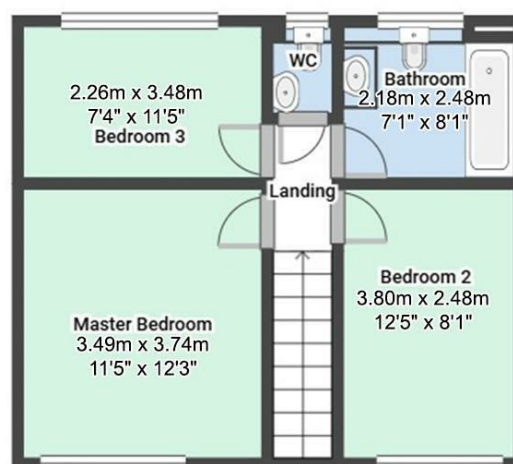
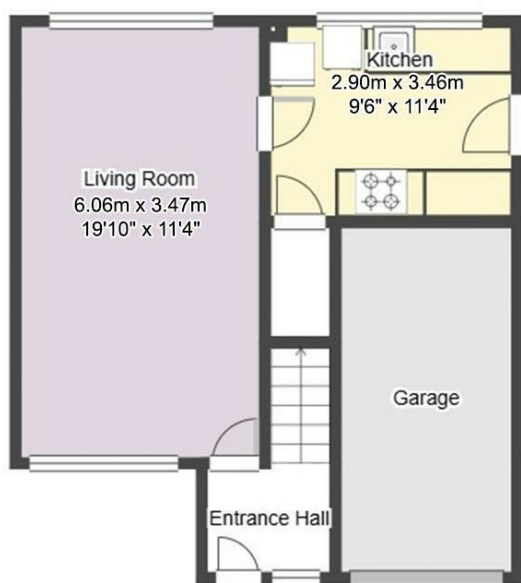
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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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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