

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 2TB

Guide Price £325,000 - £350,000

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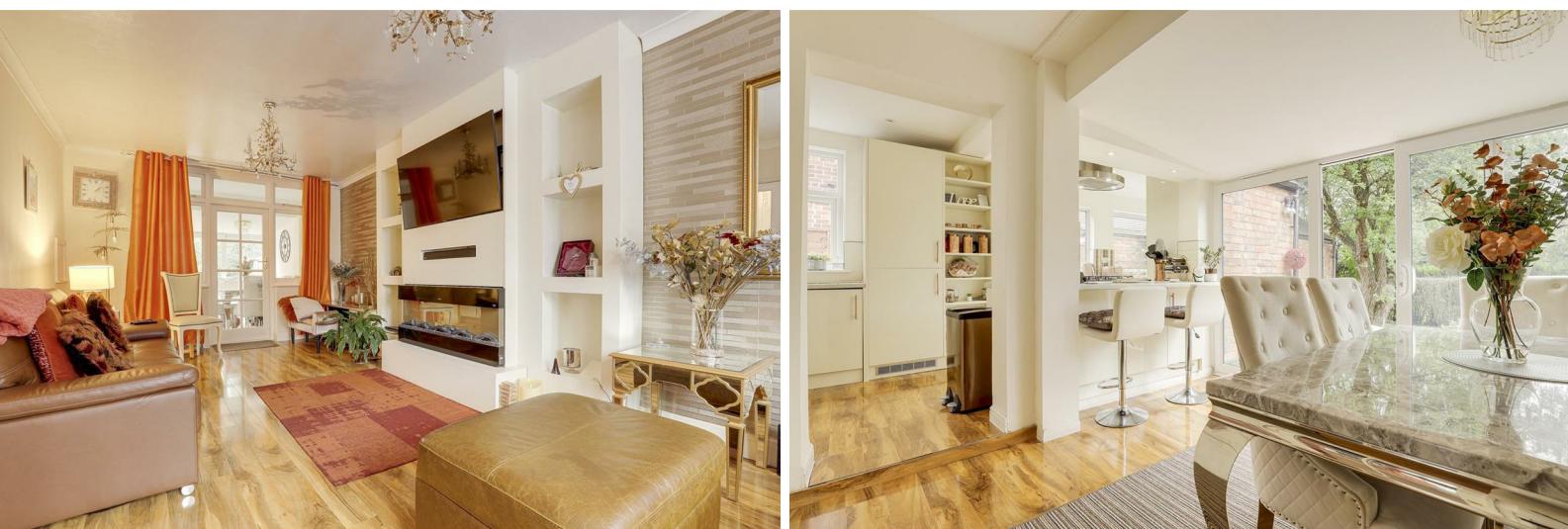


GUIDE PRICE £325,000 - £350,000

WELL-PRESENTED FAMILY HOME...

This three-bedroom semi-detached house offers spacious and well-presented accommodation throughout, making it the perfect choice for a range of buyers looking to move straight in. Situated in a desirable location within easy reach of excellent transport links, local shops, schools, and the popular Wollaton Hall & Deer Park. To the ground floor, the property comprises an enclosed porch, an entrance hall, a W/C, a bay-fronted reception room, and a stylish fitted kitchen with open access to the dining room — complete with sliding patio doors leading out to the rear garden, ideal for entertaining and family life. Upstairs, the first floor hosts three well-proportioned bedrooms, two of which benefit from fitted wardrobes, serviced by a contemporary four-piece bathroom suite featuring a freestanding bath and access to a boarded loft, offering excellent storage potential. Outside, the property enjoys ample off-street parking to the front with a driveway for up to four vehicles, while to the rear there is a south-facing garden with a lawn, decorative stone areas, and access to a garage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen & Dining Room
- Ground Floor W/C
- Contemporary Four Piece Bathroom Suite
- Off-Road Parking & Garage
- South-Facing Garden
- Desirable Location
- Must Be Viewed





GROUND FLOOR

Porch

2'5" x 7'5" (0.76m x 2.28m)

The porch has tiled flooring, lighting and UPVC double French doors.

Entrance Hall

7'8" x 13'0" (2.35m x 3.98m)

The entrance hall has internal stained-glass windows, wood-effect laminate flooring, carpeted stairs with an under the stairs cupboard, a radiator, a picture rail and a single wooden door with a stained-glass insert providing access into the accommodation.

W/C

4'6" x 4'1" (1.39m x 1.27m)

This space has a low level flush W/C, vanity wash basin with a tiled splashback, wood-effect laminate flooring and a UPVC double-glazed obscure window to the side elevation.

Living Room

11'2" x 22'1" (3.42m x 6.75m)

The living room has a UPVC secondary-glazed bay window to the front elevation, wood-effect laminate flooring, a radiator, recessed wall alcoves, a flame-effect electric fireplace, coving, internal windows and a single wooden door providing access into the dining room.

Dining Room

10'5" x 10'5" (3.18m x 3.19m)

The dining room has wood-effect flooring, a vertical radiator, a breakfast bar connecting to the kitchen, recessed spotlights and UPVC sliding patio doors providing access out to the garden.

Kitchen

7'7" x 20'7" (2.33m x 6.29m)

The kitchen has a range of fitted gloss base and wall units with worktops and a tiled splashback, an integrated double oven, dishwasher and fridge-freezer, a sink and a half with a drainer and a swan neck mixer tap, a gas hob with a ceiling mounted extractor fan, wood-effect laminate flooring, a vertical radiator, recessed spotlights, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing side access.

FIRST FLOOR

Landing

7'10" x 7'11" (2.39m x 2.43m)

The landing has a UPVC double-glazed stained-glass obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'2" x 11'11" (3.41m x 3.65m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted wardrobe with over the head cupboards and a picture rail.

Bedroom Two

14'0" x 8'11" (4.29m x 2.73m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect laminate flooring, a radiator, fitted wardrobes with over the head cupboards and a dressing table.

Bedroom Three

7'9" x 7'0" (2.37m x 2.14m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect laminate flooring, a radiator and a picture rail.

Bathroom

7'6" x 8'6" (2.29m x 2.60m)

The bathroom has a low level flush W/C, a countertop wash basin with fitted storage, a freestanding double-ended bathtub with a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a driveway for up to four vehicles and a iron gate providing rear access.

Rear

To the rear is a garage and a south-facing garden with a lawn, decorative stone areas and mature shrubs and trees.

Garage

8'3" x 15'3" (2.53m x 4.65m)

The garage has a window to the rear elevation, lighting and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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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