

HoldenCopley

PREPARE TO BE MOVED

Leslie Avenue, Beeston, Nottinghamshire NG9 1HT

Guide Price £300,000

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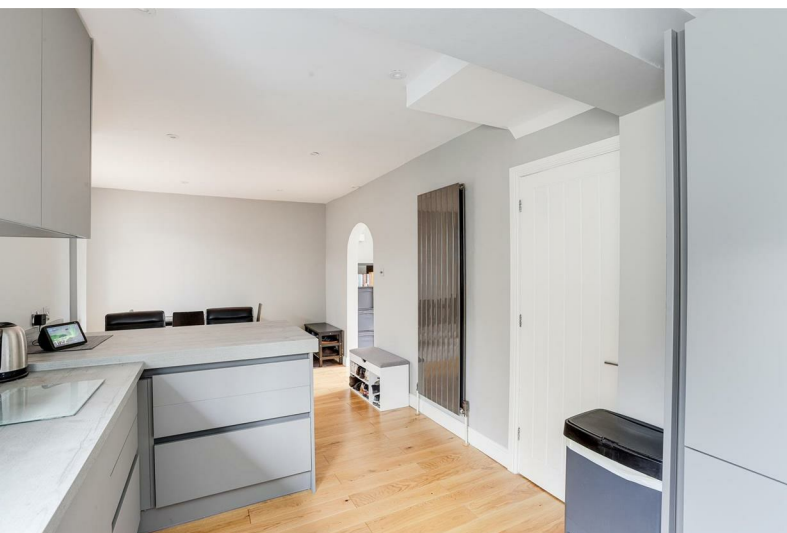


GUIDE PRICE £300,000 - £325,000

WELL-PRESENTED THROUGHOUT...

Nestled at the bottom of a quiet cul-de-sac within a sought-after location, this beautifully extended and renovated three-bedroom end-terraced house offers a stylish and spacious home perfect for a growing family. Thoughtfully designed with modern living in mind, the ground floor boasts an inviting entrance hall leading to a cosy living room, while the heart of the home is the sleek fitted kitchen diner, complete with a breakfast bar and integrated appliances. A separate utility room, convenient WC, and a versatile sitting room with bi-folding doors seamlessly connecting to the rear decking enhance the functionality of the space. Upstairs, three generously sized bedrooms are complemented by a luxurious fully tiled bathroom suite. Outside, the property continues to impress with a driveway providing off-road parking for three cars, an integral garage for additional storage, and a landscaped rear garden featuring multiple decking areas and a charming wooden pergola—ideal for outdoor entertaining. Situated close to excellent transport links, local amenities, and well-regarded schools, this stunning home effortlessly combines modern comfort with a prime location.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Utility & WC
- Stylish Three-Piece Bathroom Suite
- Driveway & Integral Garage
- Private Garden With Two Decked Seating Areas
- End of Quiet Cul-De-Sac
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3’4" × 5’4" (1.03m × 1.65m)

The entrance hall has a combination of tiled and wooden flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

13’4" into bay × 12’9" (4.07m into bay × 3.91m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a radiator, a TV point, a recessed chimney breast alcove, and an open arch into the kitchen diner.

Kitchen/Diner

22’11" × 10’5" (7.00m × 3.18m)

The kitchen has a range of fitted matte handleless base and wall units with a wrap-around worktop and breakfast bar, a composite sink and a half with a movable and pull-out swan neck mixer tap and drainer, an integrated oven with a ceramic hob and an angled extractor fan, an integrated Bosch microwave, an integrated fridge freezer, wooden flooring, a vertical radiator, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and open access to the lobby.

Lobby

5’1" × 4’6" (1.55m × 1.38m)

This space has continued wooden flooring, recessed spotlights, and a skylight.

Utility

6’2" max × 4’9" (1.88m max × 1.47m)

The utility room has handleless base and wall units with a fitted worktop, a stainless steel sink with a swan neck mixer tap and drainer, wooden flooring, and a radiator.

WC

6’1" × 3’3" (1.86m × 1.00m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, wooden flooring, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Sitting Room

11’3" × 13’10" (3.45m × 4.22m)

This room has wooden flooring, a TV point, recessed spotlights, two vertical radiators, and bi-folding doors with fitted blinds opening out onto the rear decking.

FIRST FLOOR

Landing

10’0" × 2’4" (3.05m × 0.72m)

The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting.

Bedroom One

10’9" max × 12’9" (3.28m max × 3.90m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and an in-built triple wardrobe.

Bedroom Two

8’10" max × 9’10" (2.71m max × 3.02m)

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

Bedroom Three

10’4" × 7’0" (3.17m × 2.15m)

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

Bathroom

12’5" × 5’10" (3.80m × 1.78m)

The bathroom has a low level dual flush WC, a vanity unit wash basin with fitted storage underneath, a double-ended bathtub with an overhead twin-rainfall shower and a shower screen, tiled flooring, fully tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a tarmac driveway with a block-paved pathway and entry into the integral garage.

Garage

16’4" × 8’2" (4.98m × 2.51m)

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed south-facing garden with a decking area, courtesy lighting, a lawn, an additional decking area with a wooden pergola, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available- 1800 Mbps (download) 20 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – Please note that the property benefits from and is subject to shared maintenance responsibilities for the party wall, hedge, and fence with number 70 Leslie Avenue. Additionally, passages, drains, sewers, gutters, chimneys, rainwater pipes, and other easements are jointly maintained with numbers 62 to 70 (even numbers) Leslie Avenue.
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

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.

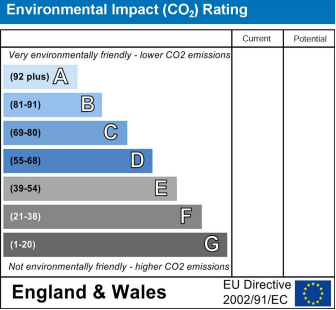
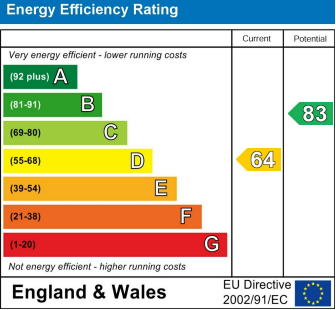
The vendor has advised the following:

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 licence 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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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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