

HoldenCopley

PREPARE TO BE MOVED

Wollaton Road, Beeston, Nottinghamshire NG9 2PH

£400,000 - £450,000

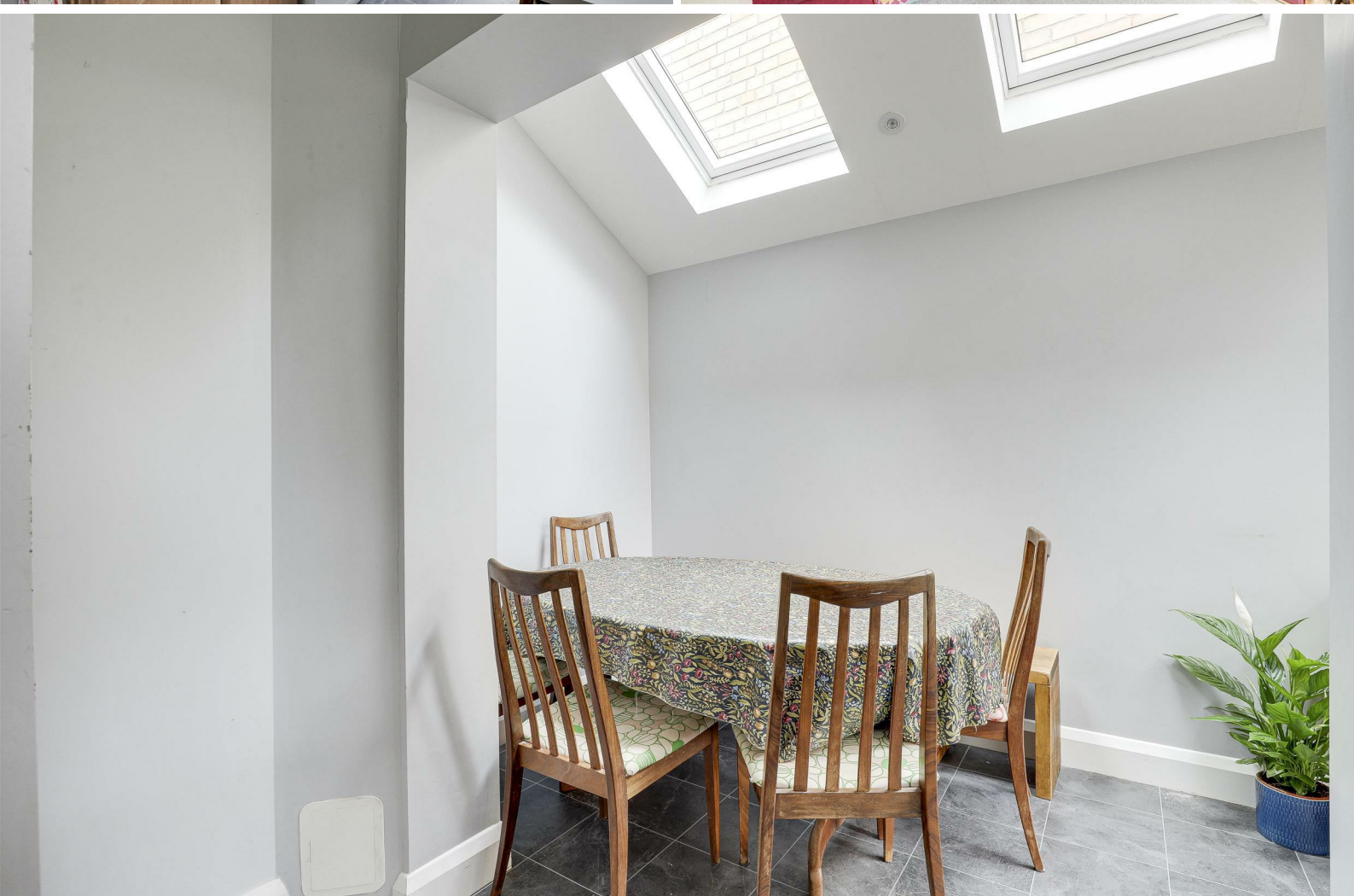
Wollaton Road, Beeston, Nottinghamshire NG9 2PH



ROOM FOR THE WHOLE FAMILY...

This three-bedroom detached home offers spacious and versatile accommodation, making it the perfect purchase for any growing family. Beautifully extended and well-maintained throughout, this property is situated in the highly sought-after location of Beeston, within close proximity to a wide range of local amenities, excellent transport links with easy access into the City Centre, and highly regarded schools. To the ground floor, the property comprises an inviting entrance hall, a stylish modern shower room, and a useful cloakroom. There is a bay-fronted living room offering a bright and airy space to relax, a cosy sitting room complete with a feature log burner, and a modern fitted kitchen which seamlessly opens into the dining area—ideal for entertaining guests or enjoying family meals. Upstairs, the first floor hosts two generously sized double bedrooms, a further well-proportioned single bedroom, and a two-piece bathroom suite with a separate WC, adding extra convenience for busy households. To the front of the property is a private driveway, providing off-street parking, while to the rear is a well-maintained, enclosed garden featuring seating areas, a lawn, and a garden shed—the perfect outdoor space for relaxing or hosting in the warmer months.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Separate Dining Area
- Ground Floor Shower Room
- First Floor Bathroom With Separate WC
- Driveway
- Private Enclosed Garden
- Popular Location - Roundhill Primary & Alderman White School Catchment Areas
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'9" x 6'11" (4.20m x 2.11m)

The entrance hall wooden flooring, an in-built cupboard with a chalkboard door, carpeted stairs with decorative wooden spindles, an in-built under-stair cupboard, a radiator, and a single composite door providing access into the accommodation.

Cloak Room

5'1" x 3'11" (1.55m x 1.21m)

The cloak room has a stained-glass window to the front elevation, recessed spotlights, tiled flooring, and a single door leading into the shower room.

Shower Room

6'3" x 5'1" (1.93m x 1.55m)

The shower room has a concealed flush WC, a sunken wash basin with fitted storage, a shower enclosure with a Triton Aspirante electric shower fixture, tiled flooring, partially tiled walls, an electrical shaving point, a heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Living Room

11'11" x 15'0" (3.65m x 4.59m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, coving to the ceiling, a feature fireplace with a decorative tiled surround, and a TV point.

Sitting Room

14'6" x 10'11" (4.43m x 3.33m)

The sitting room has carpeted flooring, coving to the ceiling, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a radiator, and full height UPVC double-glazed windows flanking the double French doors opening out to the rear garden.

Kitchen

19'8" x 7'4" (6.00m x 2.26m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap, an integrated double oven with a five-ring gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tile-effect flooring, tiled splashback, two radiators, recessed spotlights, a partially vaulted ceiling with a Velux window, and a UPVC double-glazed window to the rear elevation.

Dining Room

14'6" x 8'6" max (4.43m x 2.61m max)

The dining room has tile-effect flooring, a radiator, a partially-vaulted ceiling with three skylight windows, recessed spotlights, full height UPVC double-glazed windows, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8'0" x 12'0" (2.44m x 3.67m)

The landing has a stained-glass window to the side elevation, carpeted flooring, a radiator, a fitted over-the-stairs cupboard, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

15'1" x 10'2" (4.62m x 3.11m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted wardrobes.

Bedroom Two

14'6" x 10'11" (4.42m x 3.33m)

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

Bedroom Three

7'0" x 7'4" (2.14m x 2.25m)

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

Bathroom

7'10" x 6'0" (2.40m x 1.83m)

The bathroom has a pedestal wash basin, a 'P' shaped bath with a shower fixture and a curved shower screen, fitted cupboards, tiled flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

WC

5'0" x 2'6" (1.53m x 0.77m)

This space has a low level dual flush WC, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, an outdoor tap, a concrete seating area, a range of plants and shrubs, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

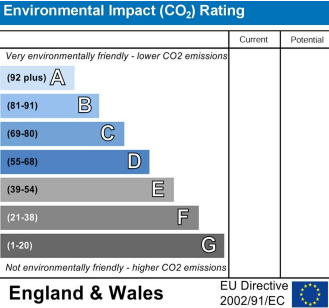
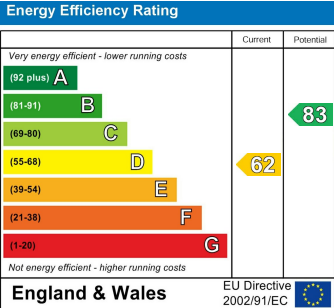
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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