

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 2TB

Guide Price £300,000 - £375,000

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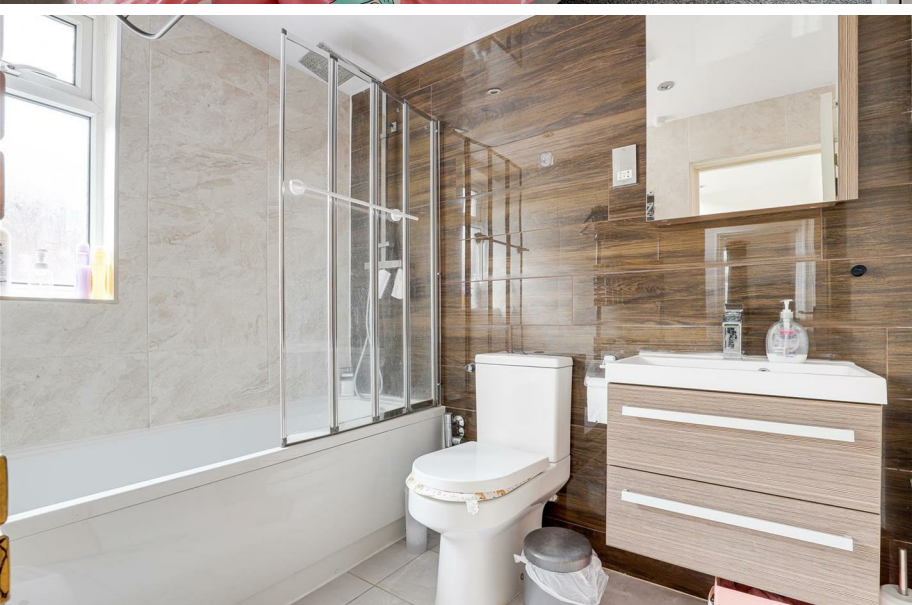
GUIDE PRICE: £300,000 - £325,000

NO UPWARD CHAIN...

Presenting this impressive four-bedroom semi-detached house, boasting spacious accommodation spread across three floors and offered to the market with no upward chain. This versatile property presents an appealing opportunity for various buyers, including investors who can take advantage of the property being sold with a tenant in situ. Additionally, families seeking a new home will find this property particularly attractive, as it will be vacant and available for occupancy in December. Whether you are looking for an investment opportunity or a family home, this property offers flexibility to accommodate your specific needs. Ideally located in a sought-after area, this property is just a short distance away from convenient commuting links via the A52, a range of local amenities, recreational grounds, local shops, and excellent transport options such as tram and train services, providing effortless access to the Universities and City Centre. Upon entering the property, you will be welcomed by an inviting entrance hall that leads to two well-proportioned reception rooms, a delightful conservatory, a convenient W/C, and a modern fitted kitchen. The first floor comprises three bedrooms, a bathroom, and an en-suite bathroom accompanying the master bedroom. On the second floor, an additional double bedroom awaits, offering versatile living space. Externally, the property features a front driveway, providing ample off-road parking space for multiple cars. The rear of the property boasts a private south-facing garden, perfect for enjoying the sun, complete with a raised decking area for outdoor entertainment. Additionally, there is convenient access to the garage from the garden. This property combines desirable features, generous living spaces, and an enviable location, making it an ideal choice for those seeking a comfortable and well-connected home.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Two Bathrooms
- Ample Off-Road Parking
- Single Garage
- South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'4" x 6'3" (4.98m x 1.92m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, a circular stained-glass obscure window to the side elevation, UPVC double-glazed obscure windows with a stained-glass fanlight to the front elevation and a single UPVC door providing access into the accommodation

Dining Room

12'5" x 12'2" (3.79m x 3.73m)

The dining room has a single-glazed bay window to the front elevation, wood-effect flooring and a radiator

Living Room

16'3" x 10'11" (4.96m x 3.33m)

The living room has wood-effect flooring, recessed spotlights, a TV point, a radiator, a feature fireplace with a decorative surround, full height UPVC double-glazed windows to the rear elevation and double French doors opening into the conservatory

Conservatory

10'7" x 4'2" (3.23m x 1.29m)

The conservatory has a polycarbonate roof, an exposed brick wall, UPVC double-glazed windows to the rear elevation and a sliding patio door opening out to the rear garden

W/C

4'7" x 3'7" (1.40m x 1.11m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, an extractor fan, panelled walls and a UPVC double-glazed obscure window to the side elevation

Kitchen

14'10" x 7'5" (4.54m x 2.28m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite double basin with a swan neck mixer tap and drainer, an integrated oven, an integrated combi-oven, a four-ring gas hob with an extractor fan and splashback, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, a vertical radiator, tiled flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

7'11" x 4'5" (2.43m x 1.36m)

The landing has a UPVC double-glazed stained-glass window to the side elevation, carpeted flooring, recessed spotlights and provides access to the first floor accommodation

Master Bedroom

13'7" x 12'2" (4.15m x 3.42m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and access into the en-suite

En-Suite

7'6" x 3'10" (2.31m x 1.18m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage, an electrical shaving point, a wall-mounted rainfall shower with a handheld shower head, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

Bedroom Two

14'8" x 11'1" (4.48m x 3.40m)

The second bedroom has a single-glazed bay window to the front elevation, carpeted flooring and a radiator

Bedroom Three

7'7" x 7'6" (2.33m x 2.31m)

The third bedroom has a single-glazed window to the front elevation and carpeted flooring

Bathroom

7'6" x 5'5" (2.30m x 1.66m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a panelled bath with an overhead rainfall shower and a bi-folding shower screen, a chrome heated towel rail, tiled flooring, waterproof splashback, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation

SECOND FLOOR

Upper Landing

7'11" x 3'6" (2.42m x 1.08m)

The upper landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the second floor accommodation

Bedroom Four

13'7" x 10'9" (4.16m x 3.30m)

The fourth bedroom has a Velux window, carpeted flooring, a radiator and eaves storage

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking and double gated access to the single garage towards the rear

Rear

To the rear of the property is a private enclosed south-facing garden with a raised decking area, steps down to a lawn, access into the garage and a hedged border

DISCLAIMER

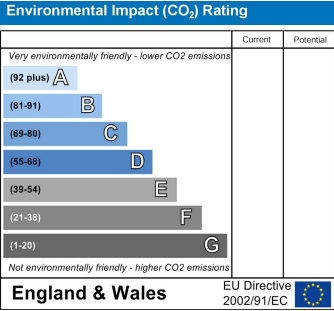
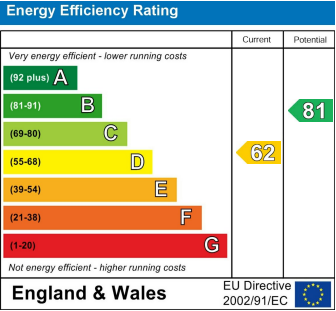
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

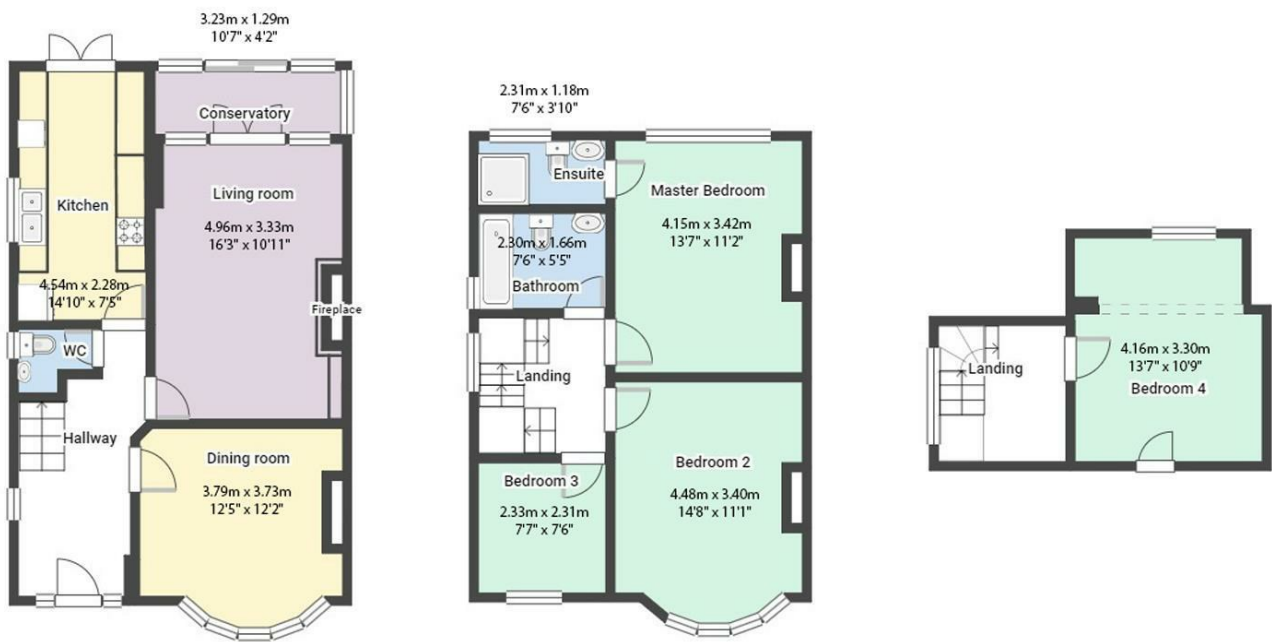
The vendor has advised the following:
Property Tenure is Freehold

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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.





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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