

HoldenCopley

PREPARE TO BE MOVED

Morris Avenue, Beeston, Nottinghamshire NG9 6DE

Guide Price £325,000 - £350,000

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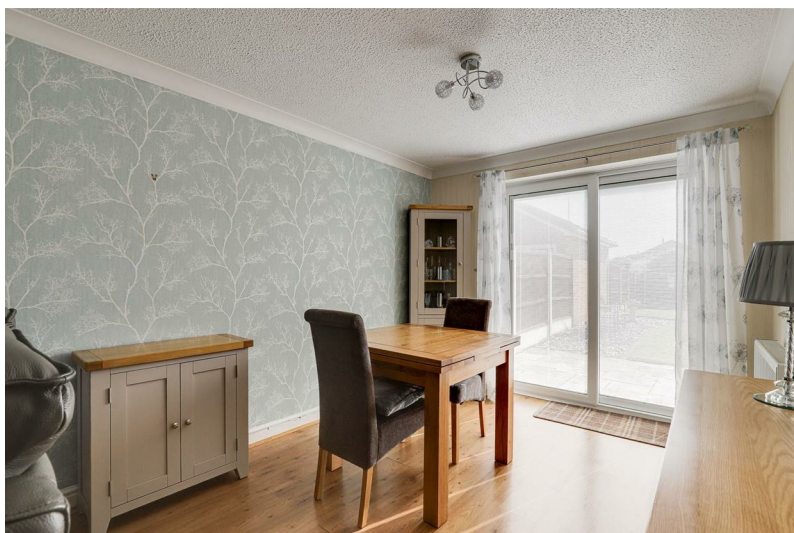
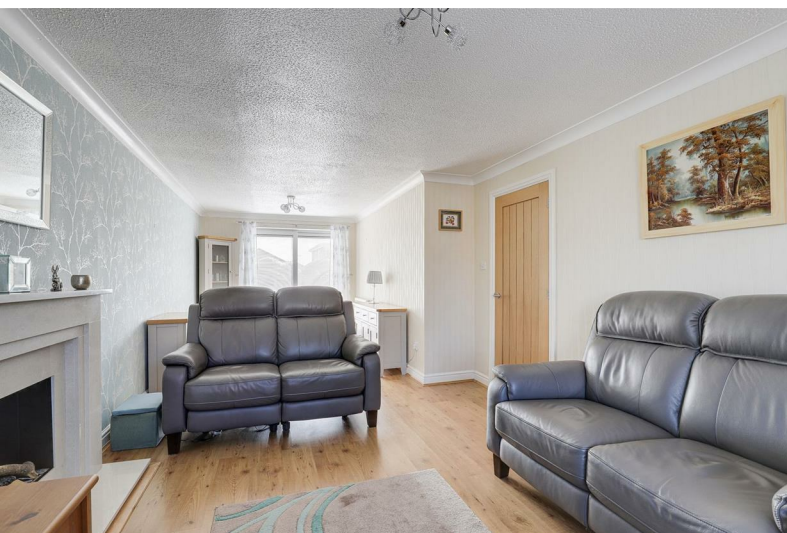


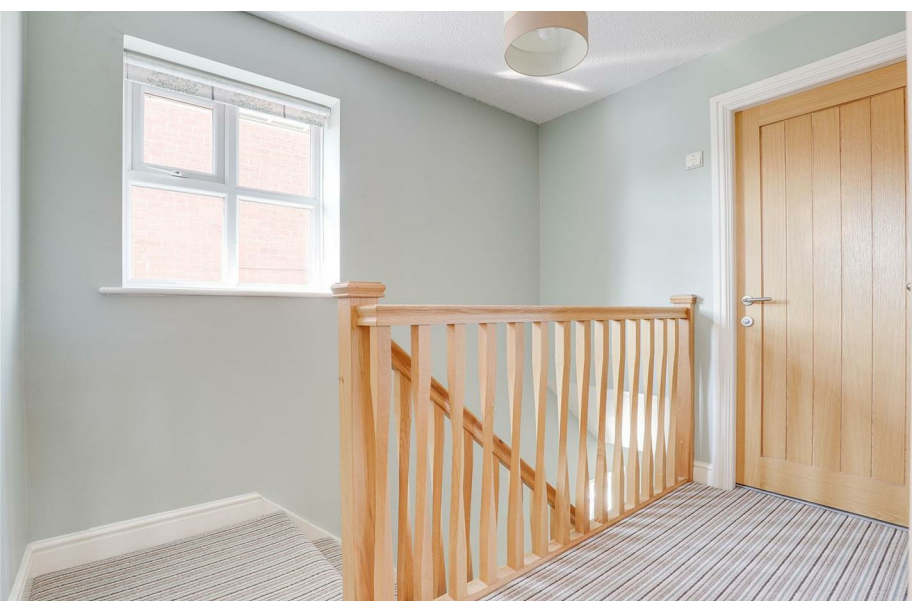
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DETACHED HOUSE...

This detached house, situated in a highly sought-after area, offers the ideal family home. Located just a short drive from the picturesque Manor Farm Open Space and the Attenborough Nature Reserve, the property is conveniently close to shops, schools, and boasts excellent transport links, making it perfect for a growing family. Upon entering the property, you are greeted by a welcoming hallway that provides access to a convenient ground floor W/C. The spacious living room is filled with natural light, featuring a square bay window to the front elevation and sliding patio doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. The modern fitted kitchen is well-equipped. The first floor comprises three well-proportioned bedrooms, each offering plenty of space and natural light, perfect for family living. The floor is completed by a three-piece bathroom suite, designed with functionality in mind. Outside, the property continues to impress. The front of the house is enhanced by courtesy lighting, a slate area with raised planted sections, and a driveway that extends to the rear garden and provides access to the garage. The garage is a versatile space, featuring lighting, electrics, ample storage options, a UPVC side door, and an electric roller door opening onto the driveway. The rear garden offers an enclosed and private outdoor space. It includes a spacious patio area, perfect for outdoor dining and entertaining, a garden shed, slate gravelled sections, and raised wooden borders filled with various plants. The well-maintained lawn is ideal for children to play on, and the fence-panelled boundary ensures privacy and security.

MUST BE VIEWED





- Detached House
- Three bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has a UPVC double glazed window to the side elevation, wood-effect flooring, carpeted stairs, an under-stairs cupboard, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

6'2" x 2'7" (1.88m x 0.81m)

This space has UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a heated towel rail, tiled splashback, and tiled flooring.

Living Room

10'10" x 26'8" (3.32m x 8.14m)

The living room has a UPVC double glazed square bay window, two radiators, a TV point, a feature fireplace, coving to the ceiling, wood-effect flooring, and sliding patio doors to the rear garden.

Kitchen

9'3" x 10'2" (2.84m x 3.10m)

The kitchen has a range of fitted base and wall unit with Bushboard Encore worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a composite door opening out to the rear garden.

FIRST FLOOR

Landing

8'9" x 6'7" (2.67m x 2.03m)

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

10'11" x 12'10" (3.35m x 3.92m)

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

Bedroom Two

10'11" x 10'2" (3.34m x 3.11m)

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

Bedroom Three

6'11" x 8'8" (2.13m x 2.66m)

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

Bathroom

7'7" x 6'6" (2.32m x 2.00m)

The bathroom has a UPVC double glazed window to the front elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recesses spotlights, flooring-to-ceiling tiling, and Kardean flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a slate area with raised planted areas, a driveway landing to the rear garden, and access to the garage.

Garage

The garage has lighting, electrics, ample storage, a UPVC door to the side elevation, and an electric roller door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, slate gravelled areas, a raised wooden border with various plants, a lawn, and fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

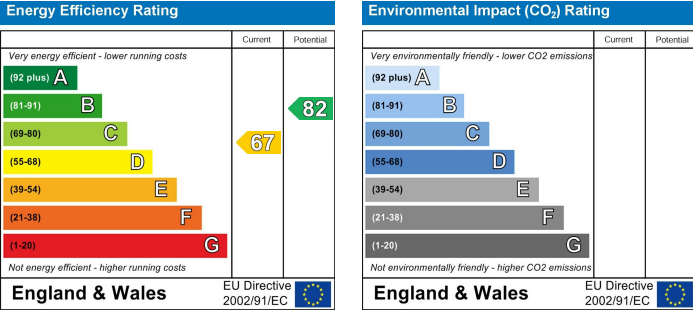
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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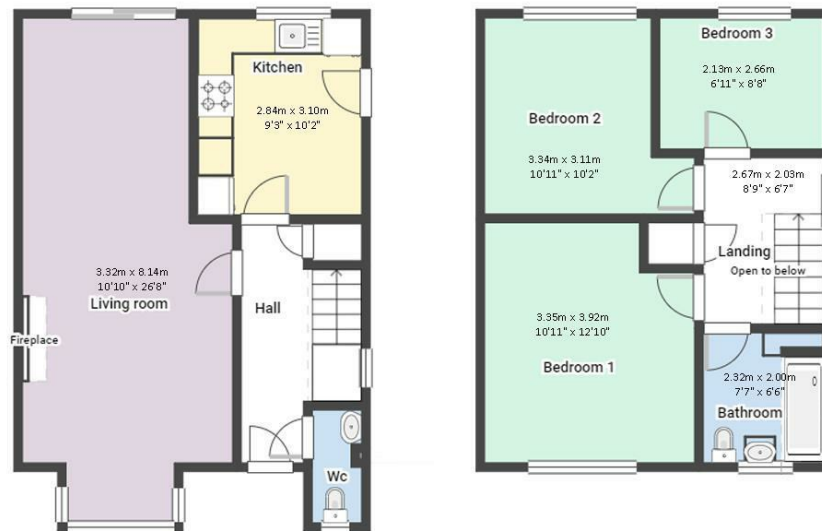
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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