

# HoldenCopley

PREPARE TO BE MOVED

Robinet Road, Beeston, Nottinghamshire NG9 IGP

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Guide Price £300,000 - £325,000



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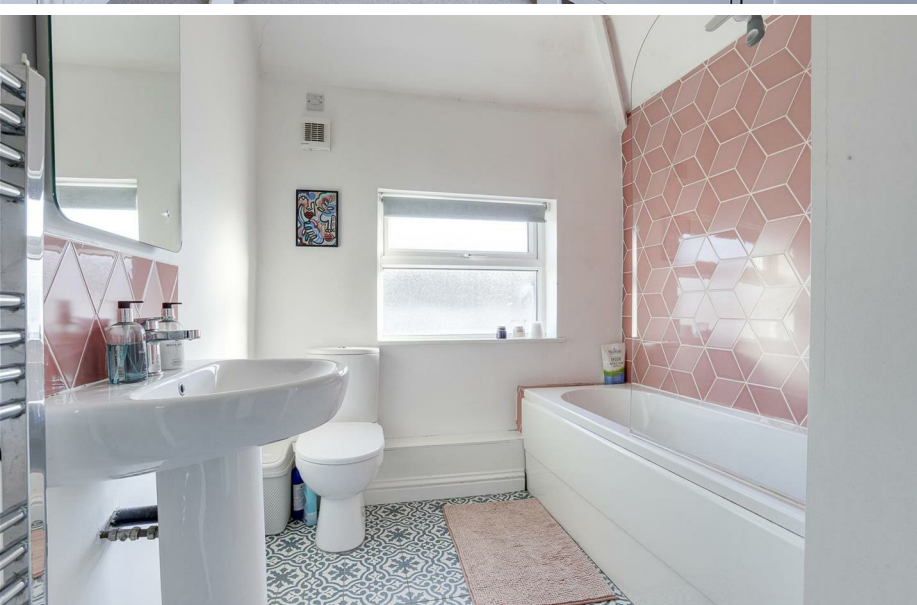
## WELL-PRESENTED FAMILY HOME...

This well-presented three-bedroom semi-detached house is the perfect purchase for any growing family or first-time buyer looking for a home they can move straight into. Situated in the popular and convenient location in Beeston, this property is within easy reach of excellent transport links, local amenities, schools, and scenic green spaces. The ground floor comprises a bay-fronted living room and a modern open-plan kitchen/diner with bi-fold doors opening out to the garden—perfect for entertaining. Upstairs, there are three well-proportioned bedrooms and a stylish three-piece bathroom suite. Outside, the property benefits from a block-paved driveway, a private enclosed rear garden, and a versatile garden room ideal for use as an office or studio.

MUST BE VIEWED







- Semi-Detached House
- Three Well-Proportioned Bedrooms
- Bay Fronted Living Room
- Modern Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Block Paved Driveway
- Private Enclosed Garden
- Versatile Garden Room
- Convenient Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11\*9" x 6\*1" (3.60m x 1.87m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, understairs cupboards, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

14\*0" x 12\*7" (max) (4.27m x 3.85m (max))

The living room has wood-effect flooring, a radiator, and a UPVC double-glazed bay window with bespoke fitted shutters.

Kitchen/Diner

18\*11" x 11\*6" (max) (5.79m x 3.52m (max))

The kitchen/diner has a range of fitted shaker style base and wall units with wood-effect worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven and electric hob with a glass splashback and extractor fan, an integrated fridge freezer, an integrated microwave, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, and bi-fold doors leading out to the rear garden.

FIRST FLOOR

Landing

8\*0" x 5\*10" (2.46m x 1.80m)

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

Master Bedroom

12\*0" x 11\*10" (max) (3.66m x 3.61m (max))

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

Bedroom Two

10\*10" x 10\*1" (3.31m x 3.09m)

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

Bedroom Three

8\*0" x 7\*2" (max) (2.44m x 2.20m (max))

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

Bathroom

8\*10" x 6\*10" (max) (2.70m x 2.10m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, gated access to the rear elevation, and a planted area.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a versatile garden room, a shed and partially hedged and partially fence panelled boundaries.

Office

12\*5" x 5\*10" (3.81m x 1.80m)

The office has wood-effect flooring, wired internet, panelled walls, recessed spotlights, two UPVC double-glazed windows to the front and rear elevations, and sliding patio doors leading out to the rear garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No

- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

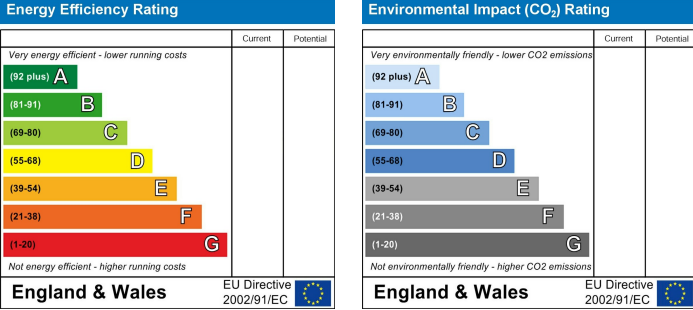
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

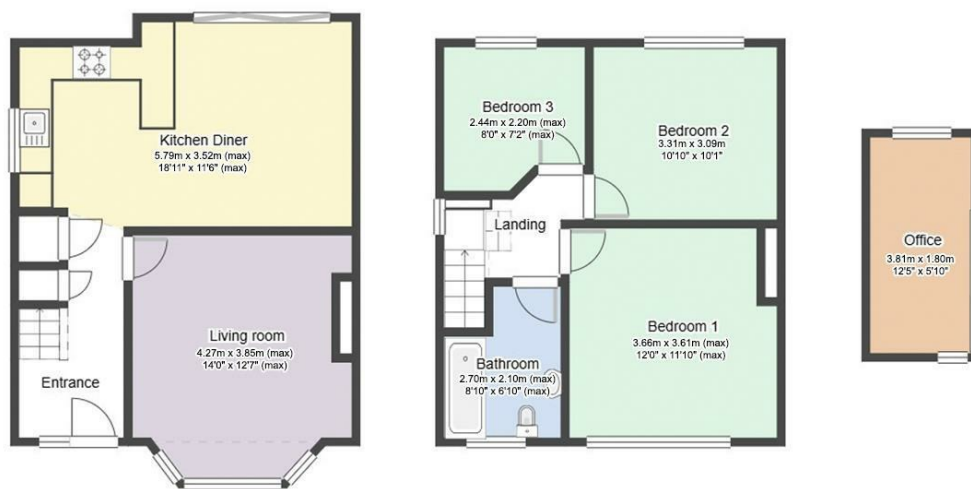
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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.







**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and are not necessarily comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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