

# HoldenCopley

PREPARE TO BE MOVED

Kingrove Avenue, Beeston, Nottinghamshire NG9 4DP

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Offers In The Region Of £525,000 - £550,000

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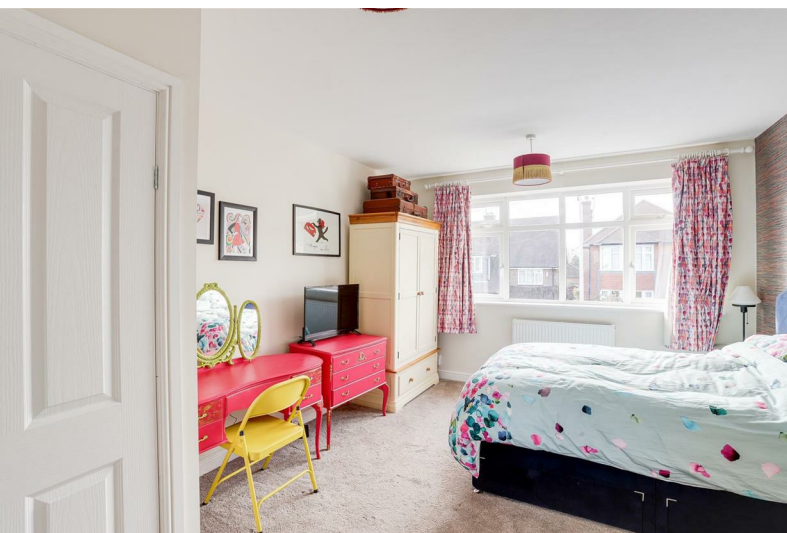




## THE PERFECT FAMILY HOME...

This stunning four-bedroom detached house has been thoughtfully extended and improved over the years, creating a spacious and stylish family home, ready for a growing family to move straight into. Internally, the ground floor offers a welcoming entrance hall with a composite door, two bright and spacious reception rooms, and a dining room that flows seamlessly into a modern kitchen. The kitchen features a range cooker, an American-style fridge freezer, and is complemented by a separate utility room with a WC. Upstairs, the property boasts three generously sized double bedrooms, including a master with a four-piece en-suite featuring a freestanding bath, alongside a smaller single bedroom. These rooms are serviced by a family bathroom, offering modern fittings. Outside, to the rear, there is a private enclosed garden with a well-maintained lawn, a patio area perfect for outdoor dining, and a barn-style shed offering extra storage. The property also benefits from a driveway to the rear, providing off-road parking for two cars. Located in a sought-after and convenient residential area, the property is ideally placed for a wide range of local amenities and highly regarded schools. Excellent transport links are also on your doorstep, with an award-winning bus service, NET tram links, and a train station, providing easy access to the QMC, Nottingham University, and the City Centre. This well-presented home combines modern convenience with spacious living, making it an ideal choice for family buyers.

## MUST BE VIEWED







- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility WC
- Bathroom & En-Suite
- Well-Maintained Gardens
- Driveway For Two Cars
- Sought-After Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

13'10" x 5'3" (4.24m x 1.61m)

The entrance hall has laminate flooring, carpeted stairs, an in-built under stair cupboard, a radiator, further in-built cupboards, and a single composite door providing access into the accommodation.

Sitting Room

15'2" x 11'8" (4.64m x 3.56m)

This room has a UPVC double-glazed window to the front elevation, laminate flooring, and a radiator.

Living Room

13'2" into bay x 10'9" (4.03m into bay x 3.28m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator, and a wall-mounted electric fireplace.

Dining Room

14'9" into bay x 10'5" (4.50m into bay x 3.20m)

The dining room has laminate flooring, a radiator, a UPVC double-glazed bay window to the rear elevation, and a single UPVC door providing access to the garden. Additionally, the dining room is open plan to the kitchen.

Kitchen

18'8" x 8'6" (5.71m x 2.60m)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated dishwasher, a freestanding range cooker, extractor hood and an American-style fridge freezer, tiled splashback, laminate flooring, recessed spotlights, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the rear garden.

Utility/WC

8'4" x 5'4" (2.56m x 1.63m)

The utility has a low level flush WC, a wall-hung wash basin, a fitted wall unit and a worktop, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble-dryer, a radiator, tiled splashback, laminate flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9'6" approx x 7'4" (2.92m approx x 2.24m)

The landing has carpeted flooring, a sun tunnel, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

16'1" max x 11'8" (4.91m max x 3.57m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and access into the en-suite.

En-Suite

10'5" x 7'7" (3.19m x 2.33m)

The en-suite has a low level dual flush WC, a sunken wash basin with fitted storage underneath, a freestanding double-ended bath with central taps, a corner fitted shower enclosure with a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

14'5" into bay x 10'4" (4.41m into bay x 3.15m)

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

Bedroom Three

12'9" x 10'5" (3.91m x 3.20m)

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

Bedroom Four

8'4" x 5'10" (2.56m x 1.80m)

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

Bathroom

9'4" max x 6'0" (2.85m max x 1.84m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of this house features a gravelled front garden with a mix of plants, shrubs, and small trees, an external tap and power socket, enclosed by a wooden fence that follows the shape of the property boundary. A paved pathway leads from the pavement to the front door, passing through the garden area.

Rear

This private enclosed rear garden offers a spacious lawned area with a central tree feature, bordered by mature shrubs and planting. There is a paved patio area, external lighting, an outdoor tap and an external power socket. Additional features include a timber barn-style shed, an additional seating area, and a gravelled section, offering a mix of practical and decorative outdoor spaces.

Parking

Situated to the rear of the property, there is a block-paved driveway for two cars.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G 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 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.

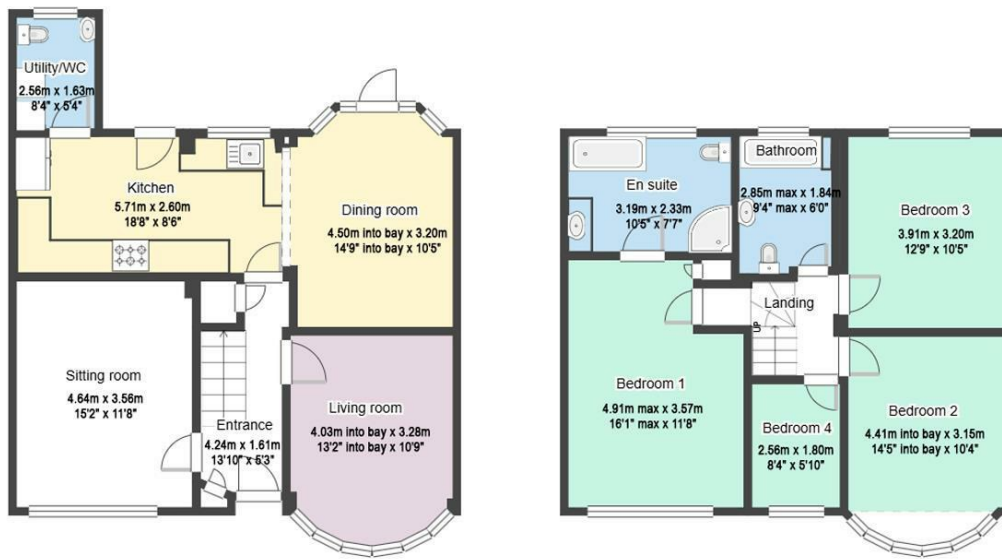
The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
70			84		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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