

HoldenCopley

PREPARE TO BE MOVED

Bispham Drive, Toton, Nottinghamshire NG9 6GJ

£350,000

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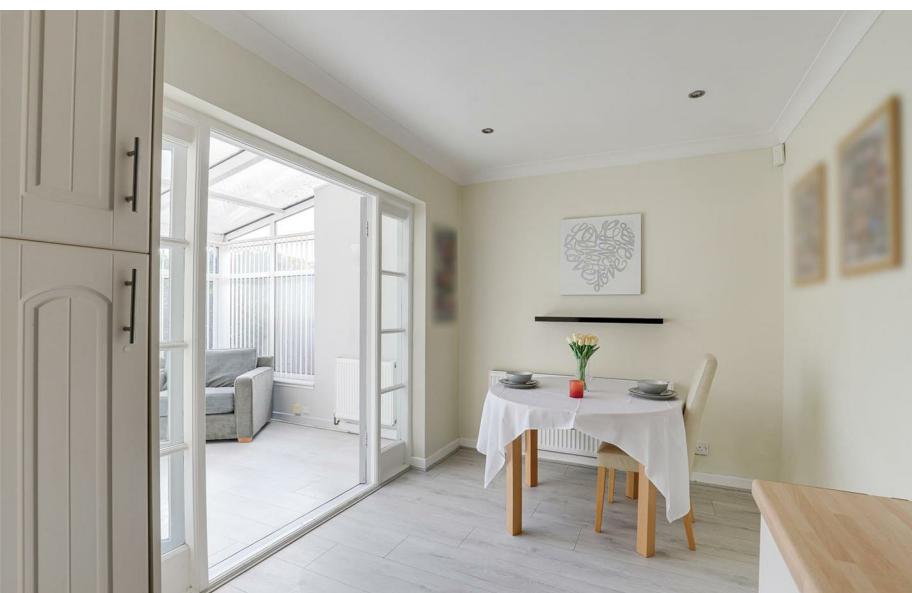


DETACHED FAMILY HOME...

This beautifully presented three-bedroom detached house is situated in a popular part of Toton, within easy reach of excellent local schools, transport links including the NET tram stop, and a range of amenities. The property offers a wealth of space both inside and out, making it the perfect home for any growing family. To the ground floor, the accommodation comprises an entrance hall, a cosy bay-fronted living room with a feature fireplace, and a modern fitted kitchen/diner complete with a range of integrated appliances and space for a dining area. The kitchen flows seamlessly into a bright conservatory, creating a perfect space for relaxing or entertaining. Completing the ground floor is a useful W/C and a side hall providing additional access. The first floor carries three well-proportioned bedrooms, with the master enjoying a bay window to the front, and a three-piece family bathroom suite featuring both a bath and a separate shower enclosure. Outside, the property boasts a block-paved driveway to the front providing off-street parking, while to the rear there is a low-maintenance, landscaped garden with a paved patio, a decked seating area, artificial lawn, and raised planters—ideal for enjoying outdoor living.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Cosy Bay-Fronted Living Room With Feature Fireplace
- Modern Fitted Kitchen/Diner
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- Block Paved Driveway
- Low-Maintenance Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'5" x 6'5" (4.72m x 1.96m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in understairs storage cupboard, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and a UPVC door leading into the accommodation.

Living Room

17'6" x 11'5" (5.34m x 3.48m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

20'10" x 13'5" (6.36m x 4.10m)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and a drainer, a freestanding RangeMaster range cooker and extractor fan, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, and double doors leading into the conservatory.

Conservatory

10'11" x 9'9" (3.33m x 2.99m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and sliding patio doors leading out to the rear garden.

Hall

5'1" x 2'6" (1.56m x 0.78m)

The hall has wood-effect flooring, a UPVC double-glazed obscure overhead window to the side elevation, and a UPVC door providing side access.

W/C

5'10" x 2'10" (1.79m x 0.87m)

This space has a low level flush w/c, a wall-mounted wash basin, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

7'1" x 6'5" (2.17m x 1.97m)

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

Master Bedroom

13'3" x 11'5" (4.06m x 3.49m)

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

Bedroom Two

12'2" x 11'5" (3.73m x 3.49m)

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

Bedroom Three

8'3" x 6'5" (2.52m x 1.96m)

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

Bathroom

8'0" x 6'4" (2.46m x 1.94m)

The bathroom has a low level flush W/C, a countertop wash basin with a mixer tap, a panelled 'P-Shaped' double ended bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, a shed, gated access to the rear, and boundaries made up of fence panelling and brick wall.

Rear

To the rear of the property is a a private enclosed garden with a paved patio area, a decked seating area, an artificial lawn, raised planters, a shed, and boundaries made up of fence panelling and hedges.

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 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 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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