

# HoldenCopley

PREPARE TO BE MOVED

St. Austell Drive, Wilford, Nottinghamshire NG11 7BP

---

Guide Price £325,000 - £350,000

St. Austell Drive, Wilford, Nottinghamshire NG11 7BP





GUIDE PRICE £325,000 - £350,000

### STUNNING FAMILY HOME...

This three bedroom detached property is a true credit to the current owners as it is beautifully presented throughout whilst offering spacious accommodation, a winning combination for many family buyers. Situated in the sought after village location of Wilford which is just a short distance from a wide range of excellent facilities and amenities with the property benefitting from three sports centres just a five minute walk away and local supermarkets accessible via a short car journey. There is good access to a range of regional and national transport hubs with bus and tram routes providing a short journey into Nottingham City Centre. To the ground floor of the property is a spacious entrance hall, a modern open plan kitchen diner with patio doors out to the rear garden and a bay fronted living room. To the first floor of the property are three bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is a driveway to provide ample off road parking and access into the single garage, to the rear is a private enclosed garden with a well maintained lawn and patio areas - ideal for hosting during the warmer months!

### MUST BE VIEWED







- Detached Family Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Bay Fronted Living Room
- Four Piece Bathroom Suite
- Garage & Driveway
- Well Maintained Garden
- Sought After Location
- Beautifully Presented
- Must Be Viewed











GROUND FLOOR

Hallway

12'5" x 6'10" (3.8 x 2.1)

The hallway has wooden flooring, coving to the ceiling, a radiator, carpeted stairs and a UPVC door to provide access into the accommodation

Kitchen Diner

17'8" x 18'0" (5.4 x 5.5)

This space has wooden flooring, coving to the ceiling, a range of fitted base and wall units with wooden countertops, a ceramic sink with a drainer and stainless steel mixer taps, a range cooker with an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, space for a dining table, a radiator, a UPVC double glazed window to the rear elevation and French doors out to the rear patio area

Living room

12'5" x 10'2" (3.8 x 3.1)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece, a TV point, wall mounted light fixtures, a radiator and a UPVC double glazed bay window to the front elevation

FIRST FLOOR

Landing

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

Bedroom One

13'5" x 10'2" (4.1 x 3.1 )

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

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

7'6" x 6'6" (2.3 x 2.0)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

9'2" x 6'2" (2.8 x 1.9)

The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a

panelled bath, a shower enclosure with a wall mounted shower fixture and glass shower screen, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, courtesy lighting and access into the single detached garage

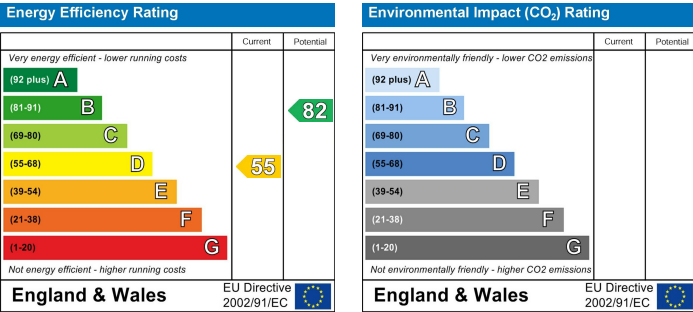
Rear

To the rear is a private enclosed garden with a lawn, a paved patio area leading out from the kitchen, a variety of plants and shrubs, panelled fencing and courtesy lighting

DISCLAIMER

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 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.



St. Austell Drive, Wilford, Nottinghamshire NG11 7BP

**01156712555**

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.