

HoldenCopley

PREPARE TO BE MOVED

St. Austell Drive, Wilford, Nottinghamshire NG11 7BN

Guide Price £325,000

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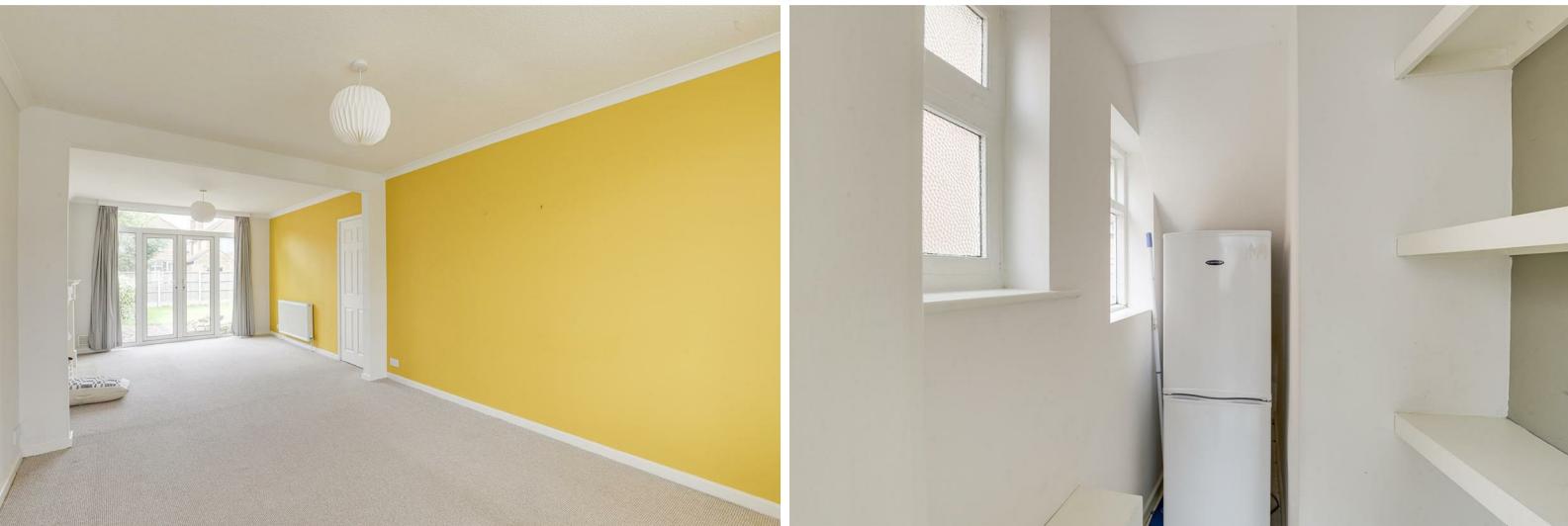


GUIDE PRICE £325,000 to £350,000

NO UPWARD CHAIN...

This delightful detached family home is perfectly situated in a popular area with excellent transport links, providing easy access to local amenities, including shops and highly-regarded schools. Offered with no upward chain, this property is ideal for a growing family looking to settle in a thriving community. Upon entering the home, you're welcomed by a porch and entrance hall leading to a spacious living room featuring a bay window that floods the space with natural light. The living room flows seamlessly into the dining room, which boasts double French doors opening onto the rear garden perfect for entertaining. The ground floor also includes a fitted kitchen and a convenient utility room. Upstairs, the first floor hosts three well-proportioned bedrooms and a modern three-piece bathroom suite. Outside, the property offers a block paved driveway with gated access and entry into the garage, which is equipped with lighting, electrics, and a window to the rear. The enclosed rear garden is a peaceful retreat, featuring a block paved patio, a gravelled area, a lawn, and an outside tap. The garage can be accessed from the garden, and the entire area is enclosed by a fence panelled boundary, ensuring privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, and a UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, and a door providing access into the ground floor accommodation.

Living Room

13'8" into bay x 10'4" (4.17m into bay x 3.16m)

The living room has a UPVC double glazed obscure bay window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and open access into the dining room.

Dining Room

12'2" x 10'4" (3.72m x 3.15m)

The dining room has carpeted flooring, a radiator, a feature fireplace, full height UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

9'9" x 6'11" (2.98m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, a radiator, recessed spotlights, a UPVC double glazed square bay window to the rear elevation, and a UPVC door providing access to the rear garden.

Utility Room

7'7" x 3'9" (2.32m x 1.15m)

The utility room has a UPVC double glazed window to the side elevation, an obscure window to the side elevation, space for a fridge freezer, and vinyl flooring.

FIRST FLOOR

Landing

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

Bedroom One

14'8" into bay x 10'5" (4.49m into bay x 3.18m)

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

Bedroom Two

12'2" x 10'4" (3.71m x 3.17m)

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

Bedroom Three

7'7" x 6'11" (2.32m x 2.11m)

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

Bathroom

9'6" x 6'10" (2.91m x 2.10m)

The bathroom has two UPVC double glazed obscure windows to the side and rear elevation, a low level flush W/C, a pedestal wash basin, a corner bath with a wall-mounted shower fixture, an in-built cupboard, a radiator, recessed spotlights, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with gated access, and access into the garage.

Garage

16'11" x 8'5" (5.17m x 2.57m)

The garage has a window to the rear of the property, lighting, electrics, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed rear garden with an outside tap, block paved patio area, a gravelled area, a lawn, access to the garage, and a 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 & 5G - Some coverage of 3G

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 - Nottingham City 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 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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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01156712555

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

www.holdencopley.co.uk

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