

HoldenCopley

PREPARE TO BE MOVED

Larchdene Avenue, Wollaton, Nottinghamshire NG8 2PF

Offers In The Region Of £280,000

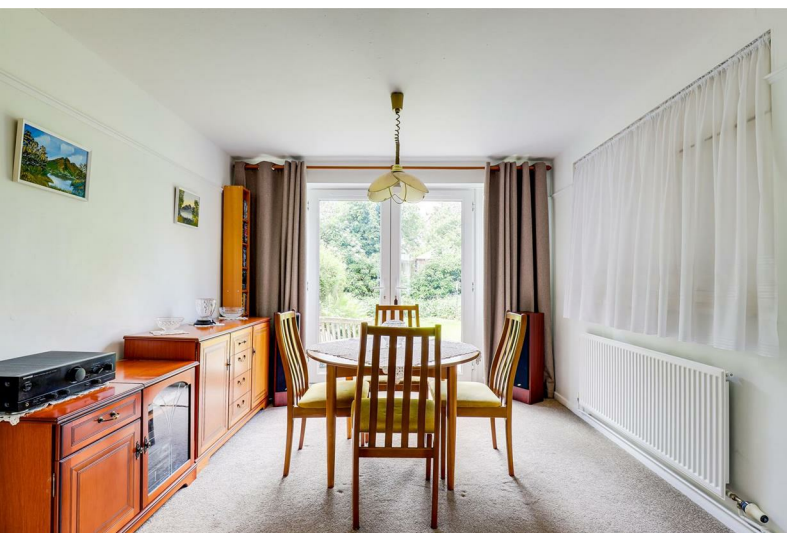
Larchdene Avenue, Wollaton, Nottinghamshire NG8 2PF



POPULAR LOCATION...

Welcome to this three-bedroom semi-detached house, situated in a popular location just a stone's throw away from the scenic Wollaton Hall & Deer Park. This property also benefits from being close to a range of local amenities such as eateries, excellent schools, and good transport links with the A52 and public transport options nearby. Inside, you are greeted by a spacious living room with open-plan access to the dining room, creating a bright and airy space perfect for family gatherings and entertaining. Next is another dining area that seamlessly flows into the kitchen, offering a perfect space for your culinary needs. Completing the ground floor is a convenient W/C. The upper level features three bedrooms and a well-appointed three-piece bathroom suite caters to the residents. Outside, the front of the property boasts a driveway providing off-road parking, access to the garage with ample storage space, and some greenery to enhance the kerb appeal. The rear of the house offers a lovely enclosed garden with a well-maintained lawn, a patio seating area, and a variety of established plants and shrubs, a perfect space to enjoy the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Two Dining Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" x 8'11" (1.90m x 2.73m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

19'8" x 10'11" (5.99m x 3.33m)

The living room has carpeted flooring, a radiator, a picture rail, a feature fireplace, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room Two

10'8" x 9'2" (3.27m x 2.80m)

The dining room has carpeted flooring, a radiator, a picture rail and double French doors opening out to the rear garden.

Dining Room

10'0" x 9'2" (3.06m x 2.81m)

The dining room has vinyl flooring, a radiator, open access to the kitchen and a UPVC double-glazed window to the side elevation.

Kitchen

9'2" x 9'3" (2.81m x 2.84m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated dishwasher, fridge freezer & extractor fan, a freestanding range cooker, partially tiled walls, a heated towel rail, vinyl flooring, a single UPVC door providing access to the garage and a UPVC double-glazed window to the rear elevation.

W/C

5'5" x 2'11" (1.67m x 0.90m)

This space has a low level flush W/C, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard that houses the combi boiler, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft with courtesy lighting.

Master Bedroom

12'2" x 10'11" (3.71m x 3.34m)

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

Bedroom Two

10'11" x 6'11" (3.35m x 2.12m)

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

Bedroom Three

7'6" x 9'3" (2.30m x 2.82m)

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

Bathroom

5'5" x 5'3" (1.66m x 1.62m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a presscrete driveway providing off-road parking for multiple cars, access to the garage, decorative slate, shrubs and fence panelling boundary.

Garage

18'1" x 11'6"/7'8" (5.52m x 3.53m/2.35m)

The garage has power supply, a window to the rear elevation, a single UPVC door providing access to the rear garden, ample storage space and an up-and-over door.

Utility Room

6'1" x 6'9" (1.85m x 2.06m)

The utility room has space and plumbing for a washing machine, space for a tumble-dryer, and a sink unit.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a variety of established plants and shrubs and fence panelling 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

1000Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 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.

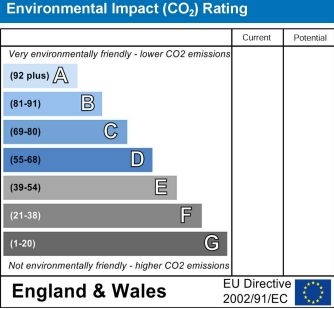
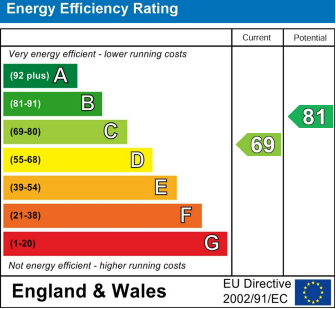
The vendor has advised the following:

Property Tenure is Freehold

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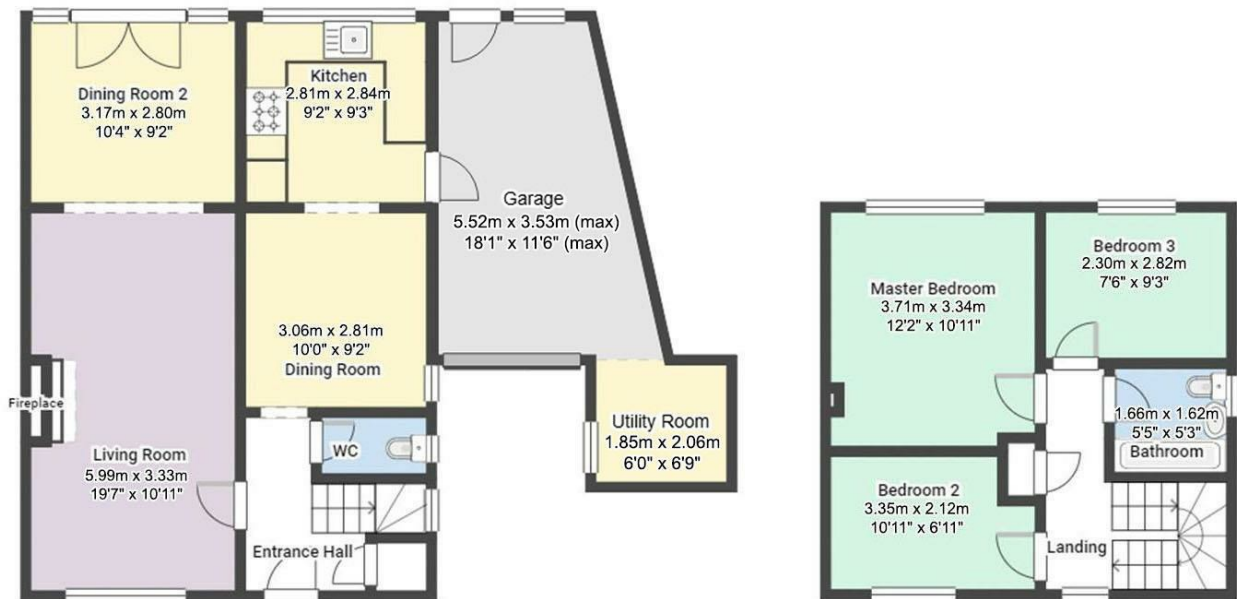
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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