

# HoldenCopley

PREPARE TO BE MOVED

Ashwick Close, Wilford, Nottinghamshire NG11 7EZ

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£280,000



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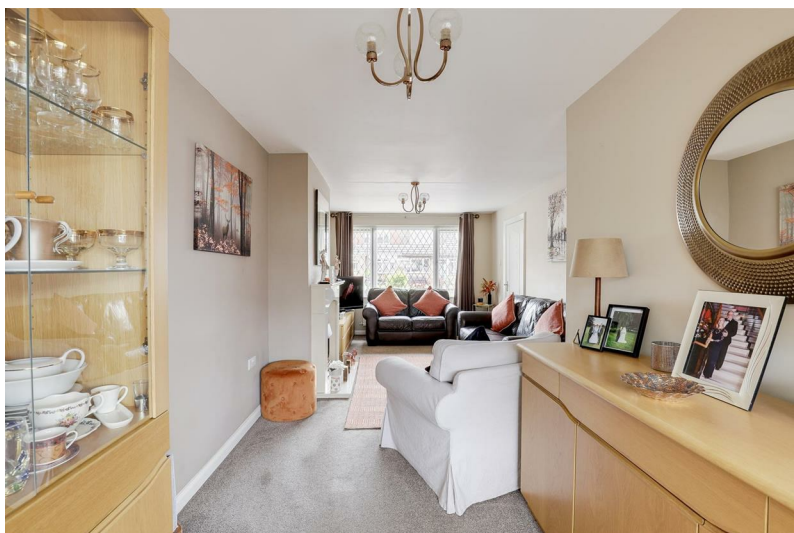




## WELL-PRESENTED THROUGHOUT...

This three bedroom semi-detached house would be the ideal home for any first time buyers or families alike as the property offers spacious accommodation whilst being well-presented and ready for you to move straight into. Situated in the heart of the sought after Wilford location and within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with The River Trent and Nottingham City Centre. There is also good access to a range of regional and national transport hubs with a regular train service to London from Nottingham or East Midlands Parkway along with bus and tram services. To the ground floor is an entrance hall, a spacious living room open plan to the dining room and a modern, fitted kitchen. The first floor offers two double bedrooms and a single bedroom serviced by a four-piece bathroom suite. Outside to the front is a driveway with gated access to the garage and a south-facing garden to the rear.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Four-Piece Bathroom Suite
- Driveway & Garage
- Low Maintenance South-Facing Garden
- Popular Location
- Re-Wired Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built under stair cupboard, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

21'10" x 10'2" (6.67m x 3.10m)  
The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator and open plan to the dining room

Dining Room

15'7" x 7'11" (4.75m x 2.42m)  
The dining room has wood-effect flooring, a radiator, double sliding patio doors opening out to the rear garden and open access into the kitchen

Kitchen

11'6" x 8'2" (3.51m x 2.50m)  
The kitchen has a range of fitted base and wall units with wooden worktops, a sink and a half with a swan neck mixer tap and drainer, space for a cooker, an extractor fan, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, an integrated tumble dryer, tiled flooring, tiled splashback, a radiator, a UPVC double glazed window to the side elevation and a single UPVC door to access the garden

FIRST FLOOR

Landing

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

Bedroom One

12'11" x 9'9" (3.95m x 2.98m)  
The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Two

11'9" x 7'10" (3.59m x 2.40m)  
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Three

13'1" x 7'0" (4.01m x 2.14m)  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring and a fitted sliding mirrored door wardrobe

Bathroom

8'5" x 7'8" (2.59m x 2.35m)  
The bathroom has a concealed dual flush W/C combined with

a vanity unit wash basin, a panelled bath, a corner fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, tile effect flooring, fully tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with iron gated access to the garage towards the rear

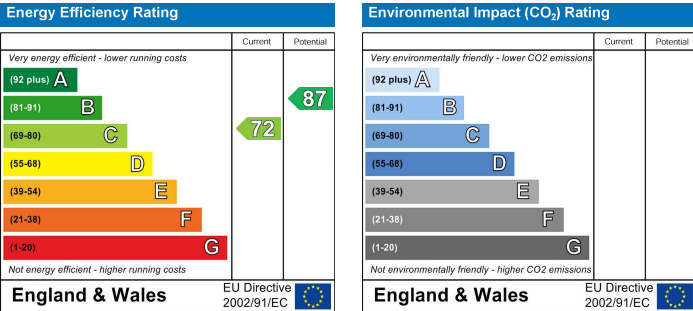
Rear

To the rear of the property is a low maintenance south-facing garden with block paving and paved patio areas, a range of decorative plants and shrubs, courtesy lighting and fence panelling

DISCLAIMER

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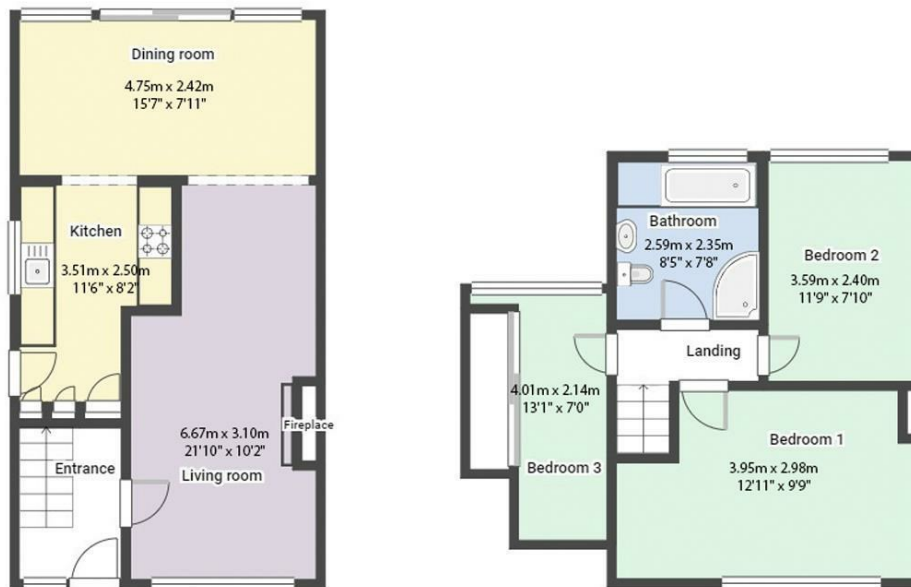
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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