

HoldenCopley

PREPARE TO BE MOVED

Courtney Close, Wollaton, Nottinghamshire NG8 2BS

£300,000

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PRIME LOCATION WITH SCOPE TO ADD VALUE...

This well-maintained three-bedroom semi-detached house offers deceptively spacious accommodation throughout and is bursting with potential for any buyer looking to add their own stamp, modernise, and create a fantastic family home. Located in a sought-after area, the property presents an excellent opportunity to add value and is conveniently situated within close proximity to a range of local shops, top-rated schools, excellent transport links, and just a short distance from Wollaton Hall and Deer Park. To the ground floor, the property comprises an entrance hall, a spacious living room that flows seamlessly into the dining area, with sliding patio doors opening out to the rear garden. There is also a fitted kitchen offering plenty of storage and workspace. Upstairs, the first floor hosts three well-proportioned bedrooms, a three-piece family shower room, and access into the loft, providing excellent storage. Externally, the property benefits from a driveway to the front leading to a detached garage and a front garden with a lawn. To the rear, you'll find a private south-facing garden, complete with a paved patio seating area, a retractable awning, a well-kept lawn, two apple trees, a Victoria plum tree, a vegetable plot and a handy storage shed – offering the perfect setting for relaxing or entertaining during the warmer months.

NO UPWARD CHAIN





- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Living Room & Dining Room
- Three Piece Shower Room
- Off-Road Parking & Detached Garage
- Private South-Facing Garden
- Sought After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'6" x 4'5" (2.00m x 1.36m)

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

Living Room

13'3" x 12'4" (4.04m x 3.76m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in under the stairs cupboard and open access into the dining room.

Dining Room

11'1" x 7'8" (3.38m x 2.36m)

The dining room has carpeted flooring, a radiator and sliding patio doors providing access out to the garden.

Kitchen

10'9" x 7'6" (3.28m x 2.29m)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, an integrated oven, a gas hob with an extractor hood, space and plumbing for a washing machine, space for an under the counter fridge, a stainless steel sink with a drainer, tile-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC stable door providing access out to the garden.

FIRST FLOOR

Landing

8'4" x 6'5" (2.56m x 1.97m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'8" x 8'11" (3.88m x 2.74m)

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

Bedroom Two

11'1" x 8'11" (3.38m x 2.72m)

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

Bedroom Three

9'6" x 6'5" (2.90m x 1.96m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

6'1" x 5'6" (1.86m x 1.69m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, tiled walls, a chrome heated towel rail, an extractor fan with a spotlight and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway leading to a detached garage and a garden with a lawn and a mature tree.

Rear

To the rear is a private south-facing garden with a paved patio seating area with an awning, a lawn, various plants, two apple trees, a Victoria plum tree, a vegetable plot, a shed, courtesy lighting and fence panelled boundaries.

Garage

18'0" x 9'1" (5.51m x 2.77m)

The garage has lighting, a single door and an up and over garage door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- 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

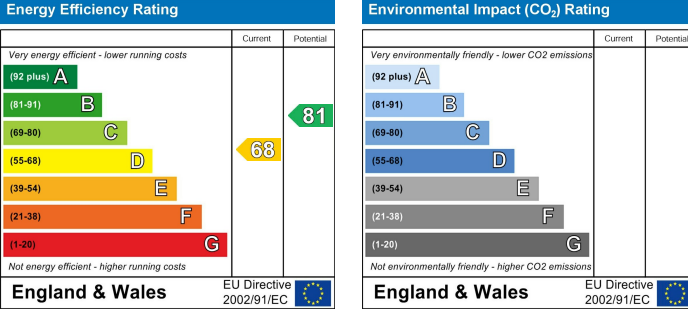
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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