

HoldenCopley

PREPARE TO BE MOVED

Horwood Drive, Wilford, Nottinghamshire NG11 7HG

Guide Price £350,000 - £375,000

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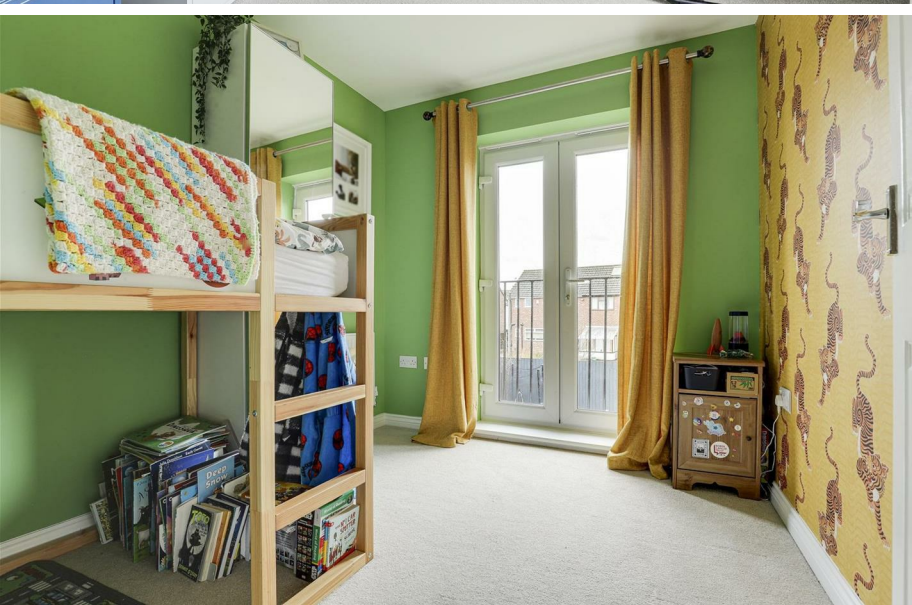
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WELL-PRESENTED FAMILY HOME IN SOUGHT AFTER LOCATION...

This well-presented semi-detached home offers spacious and versatile accommodation, making it the perfect choice for a family buyer looking for a property they can move straight into. Situated in a sought-after location, the home is just a short distance from a range of shops, top-rated schools including The West Bridgford School, and convenient transport links. To the ground floor, the property features a modern fitted kitchen, a generous living room with double French doors opening out to the rear garden, a useful W/C, and access to a garage. The first floor comprises three well-proportioned bedrooms and a three-piece bathroom suite, while the second floor is dedicated to a spacious master bedroom enjoying its own en-suite bathroom. Outside, the front of the property offers a driveway providing off-road parking for one vehicle, complete with an electric vehicle charging point. To the rear, you will find a private garden featuring a paved patio area and a well-maintained lawn. Additional benefits include solar panels for hot water and built-in Ethernet connectivity throughout the home.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Sought After Location
- Owned Solar Thermal Panels





GROUND FLOOR

Entrance Hall

7'0" x 15'3" (2.14m x 4.67m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

Kitchen

8'4" x 11'3" (2.55m x 3.43m)

The kitchen has fitted base and wall units with worktops and a tiled splashback, an integrated oven, dishwasher and washing machine, a gas hob with an extractor hood, space for a fridge-freezer, space for a dining table, laminate flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

W/C

3'4" x 5'11" (1.03m x 1.82m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tiled flooring, a radiator and an extractor fan.

Garage

10'2" x 19'10" (3.10m x 6.06m)

The garage has lighting, power points, an up and over garage door and a single door providing access out to the garden.

Living Room

12'10" x 15'8" (3.92m x 4.79m)

The living room has carpeted flooring, two radiators and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'1" x 18'11" (2.16m x 5.78m)

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

Bedroom Two

7'7" x 12'4" (2.32m x 3.77m)

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

Bedroom Three

12'5" x 9'1" max (3.79m x 2.79m max)

The third bedroom has UPVC double French doors opening out to the Juliet balcony, carpeted flooring and a radiator.

Bedroom Four

8'5" x 8'11" (2.58m x 2.73m)

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

Bathroom

8'4" x 6'4" (2.55m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower, tiled splashback and a glass shower screen, tiled flooring, a chrome heated towel rail, recessed spotlights and an extractor fan.

SECOND FLOOR

Master Bedroom

12'0" x 19'8" max (3.66m x 6.00m max)

The main bedroom has a UPVC double-glazed window to the front elevation, a skylight window, carpeted flooring, a radiator and access into the en-suite.

En-Suite

4'7" x 8'2" (1.41m x 2.51m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower with a mains-fed shower and tiled walls, tile-effect flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights and a skylight window.

OUTSIDE

Front

To the front is a driveway with space for one vehicle and an electric vehicle charging point.

Rear

To the rear is a private garden with a paved patio, a lawn, shrubs, a mature tree and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 1000 Mbps

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

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.

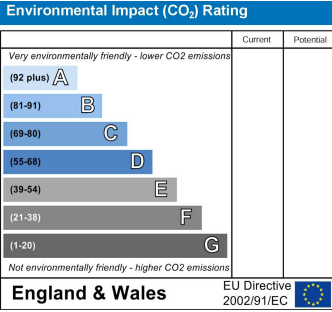
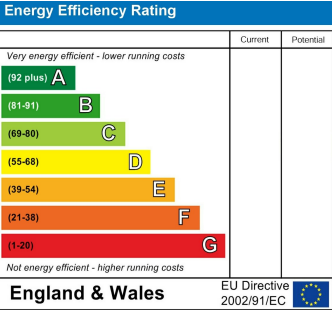
The vendor has advised the following:

Property Tenure is Freehold

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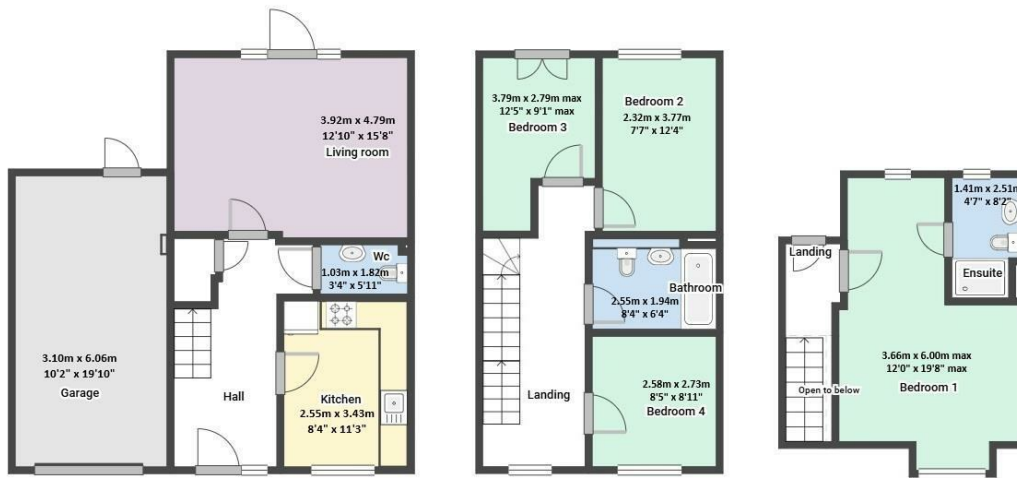
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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