



7 Hopkinson Court, NG6 8YY

£220000.00

A modern bedroom with a grey bed, a grey wall, and a white radiator. The room features a large window with a gold frame, a skylight, and a hanging lamp. A grey wall with a white arched window and a shelf is visible in the background. A grey bedside table with a lamp is on the right.

A Summary

** GUIDE PRICE £220,000-£230,000 ** | No Chain | 3 Bedrooms | Two Bathrooms and additional WC | Garage | Close to Bestwood Country Park | Spacious Family Home

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Story of the house

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This beautifully modern, three-bedroom townhouse is presented to the market in fantastic condition, ready to move into and available now with no upward chain. The house is tucked away in privacy with a paved parking space plus single garage to front.



The Overview

Situated in a popular residential location on a quiet cul-de-sac, all within walking distance of Bestwood Country Park.

This property is ideal for first-time buyers or home movers seeking the next step up the ladder! The house is spread over three stories with bright and spacious accommodation throughout, boasting three generous bedrooms including a master with an ensuite. Externally, the plot offers brilliant outdoor space for family and friends to enjoy. Full accommodation consists of an Entrance Hallway, Kitchen with a breakfast bar, Lounge/Diner, WC, three Bedrooms, Family Bathroom, Ensuite, Garage with an allocated parking space, and a private Rear Garden.

Nearby transport links including the tramline provide easy

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The Entrance Hallway

A spacious and welcoming entrance with tiled flooring, storage cupboard and doors to the WC, Kitchen and Lounge/Diner.

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The Lounge/Diner

A light and airy reception room with UPVC double glazed French doors to the rear garden, TV point and radiator.

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The Kitchen

This contemporary kitchen is fitted with a modern range of grey base and wall mounted units with marble effect worktop, inset stainless steel sink and drainer with mixer tap and tiling to splashback and preparation areas. Integrated appliances include: dishwasher, washing machine, fridge-freezer and electric oven with four ring gas hob and extractor fan over. There is a breakfast bar overlooking the front garden area.

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The WC

Fitted with a two piece suite comprising low level WC and pedestal wash basin. UPVC double glazed obscure glass window to the side elevation and radiator.

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The Bedroom 2

This bedroom offers lots of space with a radiator and a double glazed window overlooking the rear garden.

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The Bedroom 3

This room could be utilised as either a home office or single bedroom and has a radiator and double glazed window to the front elevation.

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The Family Bathroom

Fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with storage underneath and a bath with shower over and glass screen. There is vinyl flooring and tiling to wet areas.

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The Master Bedroom

On the second floor is the spacious Master Bedroom, with a radiator and two Velux windows facing the rear aspect. Leading through to the ensuite is a built-in wardrobe cupboard to the left, and white wardrobes to the right.

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The Ensuite Shower Room

A bright and spacious ensuite off the master bedroom with low level WC, pedestal wash basin and large shower cubicle. There is vinyl flooring, a velux skylight and radiator.

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The Outside

To the front of the property there is a detached garage with an allocated parking space in front. There is a garden area with planters and access down the side of the property. The private rear garden is laid mainly to lawn and has a patio area ideal for entertaining and alfresco dining.

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The Utilities, Rights & Restrictions

Total Floor Area: 104 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: Private Driveway & Garage | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax - Band B | Flood risk: Not known | Flood defences: Not known |

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The Disclaimer

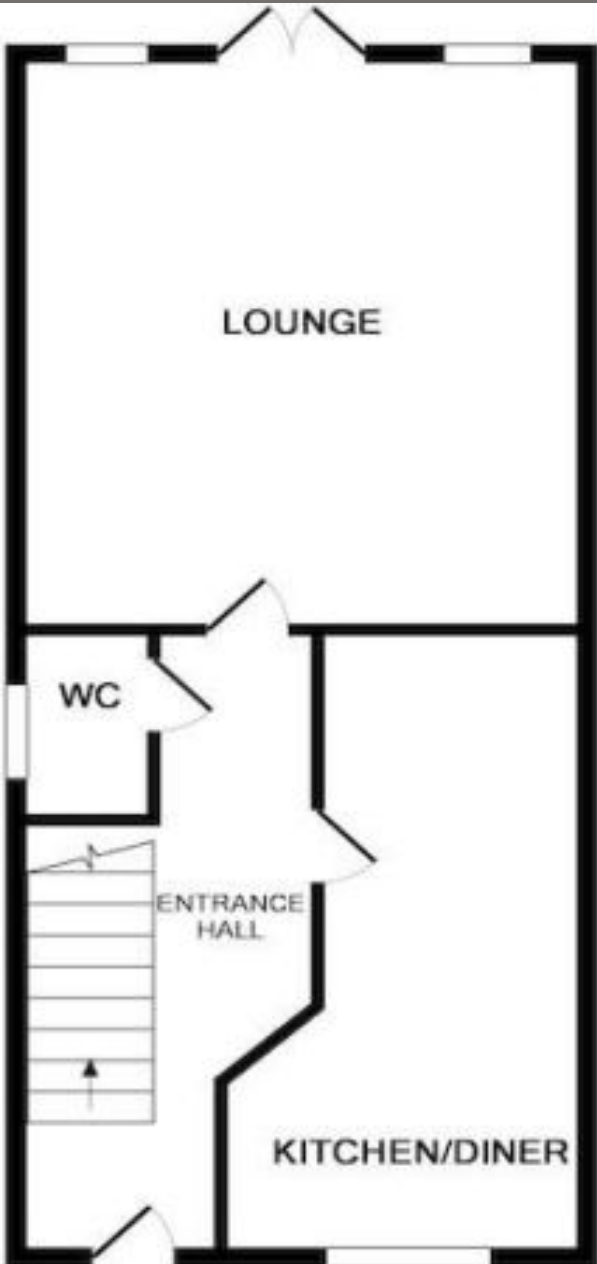
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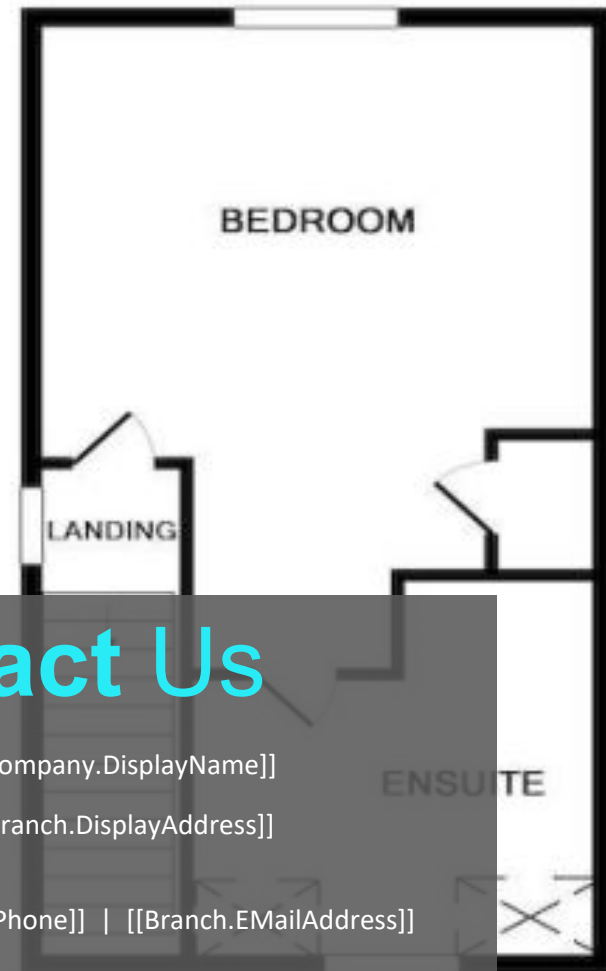
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