



**5 Beldover Drive, NG8 6DQ**

**£300000.00**

A bright, modern living room with a large bay window, a television, and a sofa. The room features light-colored walls, a white ceiling with a cylindrical light fixture, and a white door. A large bay window with beige blinds is on the left, and a television is mounted on the wall to the right. A dark wood TV stand with speakers is in the foreground. A white radiator is visible under the window.

# A Summary

| Guide Price £300,000-£325,000 | NO CHAIN | Semi-Detached Home |  
Contemporary Design | Built in 2017 | Immaculately Presented | Master Bedroom  
with Ensuite | Close to the J26 of the M1 | EPC Rating B | Driveway & Garage |  
Private Enclosed Garden |

Beldover Drive  
£300000.00

# Story of the house

\*\* Guide Price £300,000-£325,000 \*\* Discover this immaculate semi-detached home within the Woodhouse Park Development. With three floors of accommodation, a private driveway, garage, and enclosed garden, this property has so much to offer in a fantastic location where you will enjoy easy access to great commuter links, local amenities, and green spaces, which make this residence a wonderful home close to the city and within easy reach of the countryside.

Please note, there is an annual service charge for the estate of approximately £253.13.



## The Woodhouse Park

Woodhouse Park is a modern development located just a 15-minute drive northwest of Nottingham's city center. Here, you'll find excellent commuter links, a major supermarket within walking distance, and Giltbrook Retail Park only 10 minutes away. Notably, it is equidistant between the QMC and City Hospital, both just a 15-minute drive away. With the M1 nearby, residents can easily escape to the Peak District in under an hour, making Woodhouse Park an ideal choice for those seeking proximity to the city alongside access to wide-open spaces.

Beldover Drive  
£300000.00

## The Entrance Hall

Composite front door, into a neutrally decorated hall with space for coat hooks over a radiator and doors leading into the WC and living room.

Beldover Drive  
£300000.00

## The Downstairs WC

Fitted with a low level WC, pedestal wash hand basin with tile splash back, wood effect laminate flooring and radiator.

Beldover Drive  
£300000.00

## The Living Room

A bright neutrally decorated room with a UPVC double glazed bay window to front, carpet flooring, useful storage cupboard and radiator.

Beldover Drive  
£300000.00

## The Kitchen Diner

A neutrally decorated room fitted with a range of wall, base and drawer units work surfaces over, inset sink and drainer unit, integrated electric oven, integrated gas hob with extractor fan over, space and plumbing for washing machine, integrated dishwasher, useful appliance space, white metro style tiling to walls, UPVC double glazed window to rear and UPVC French doors leading into rear garden. There is ample space for a dining table and additional low level lighting creates an elegant finish, perfect for a romantic home cooked meal.

Beldover Drive  
£300000.00



## The First Floor Landing

Carpeted stairs rising from the ground floor vestibule between the living room and kitchen diner, storage cupboard housing the water tank, stairs leading to second floor, UPVC double glazed window to side and doors leading into the bathroom and bedrooms.

Beldover Drive  
£300000.00

## The Bedroom Two

Carpeted room, with radiator, and UPVC double glazed window to the rear aspect.

Beldover Drive  
£300000.00

## The Bathroom

Fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, complementary tiling to walls, laminate flooring, wall mounted heated towel rail and obscured UPVC double glazed window to rear.

Beldover Drive  
£300000.00

## The Bedroom Three

Carpeted room, with radiator, and UPVC double glazed window to the front aspect.

Beldover Drive  
£300000.00

## The Second Floor

Carpeted stairs rising from first floor landing which has a charming nook perfect for a comfy armchair, lead straight into the spacious master bedroom on the second floor.

Beldover Drive  
£300000.00

## The Master Bedroom

Two UPVC double glazed skylight windows with far reaching views to the rear and one UPVC double glazed skylight window to the front, carpet flooring, recessed ceiling lights, two radiators and door leading into the ensuite.

Beldover Drive  
£300000.00

## The Master Bedroom Ensuite

Fitted with a three piece suite comprising; fully tiled walk in shower with shower over, pedestal wash hand basin, low level WC, laminate flooring, recessed ceiling lights, and wall mounted heated towel rail.

Beldover Drive  
£300000.00

## The Outside

Set back from a charming brick road, a pebbled front garden with a flagstone path takes you to the front door which has a wall mounted period lamp style light. To the side of the property leading up to the detached garage is a driveway offering ample off road parking. To the rear you will find a private and enclosed garden, that is primarily lawned with a patio and fenced boundaries.

Beldover Drive  
£300000.00



## The Utilities, Rights, and Restrictions

Total Floor Area: 105 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 | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax - Band C | Flood risk: Not known | Flood defences: Not known |

Beldover Drive  
£300000.00

## The Disclaimer

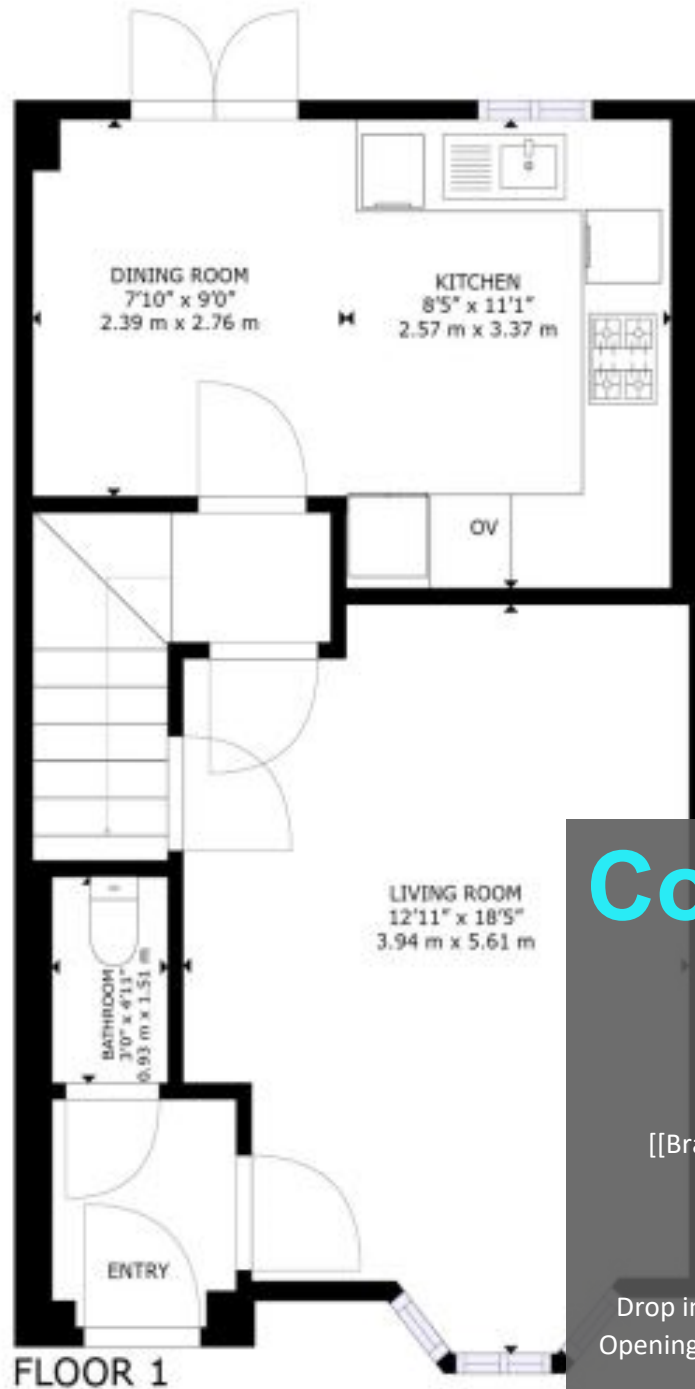
These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

Beldover Drive  
£300000.00

## The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates 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 Comfort Estates removing a property from the market and instructing solicitors for your purchase.

Beldover Drive  
£300000.00



## Contact Us

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

Drop in to discuss with a member of our friendly team:  
Opening hours: **Mon-Sat 9:00-17:00**, *Sun By Appointment*



**Comfort**

GROSS INTERNAL AREA  
FLOOR 1: 468 sq. ft. 43 m<sup>2</sup>, FLOOR 2: 438 sq. ft. 41 m<sup>2</sup>