



5 Beldover Drive, NG8 6DQ

£315000.00

A photograph of a modern living room. The room features a grey fabric sofa with several cushions, a matching armchair, and a dark wood TV stand with a large television. The walls are a neutral beige color, and there are two framed black and white portraits on the wall. A bay window with a light-colored blind is visible in the background. The floor is covered in a light-colored carpet. A semi-transparent grey box with white text is overlaid on the right side of the image.

A Summary

| 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 |

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Story of the house

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.

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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.

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The Downstairs WC

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

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The Living Room

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

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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.

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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.

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The Bedroom Two

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

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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.

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The Bedroom Three

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

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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.

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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.

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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.

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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.

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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 |

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The Disclaimer

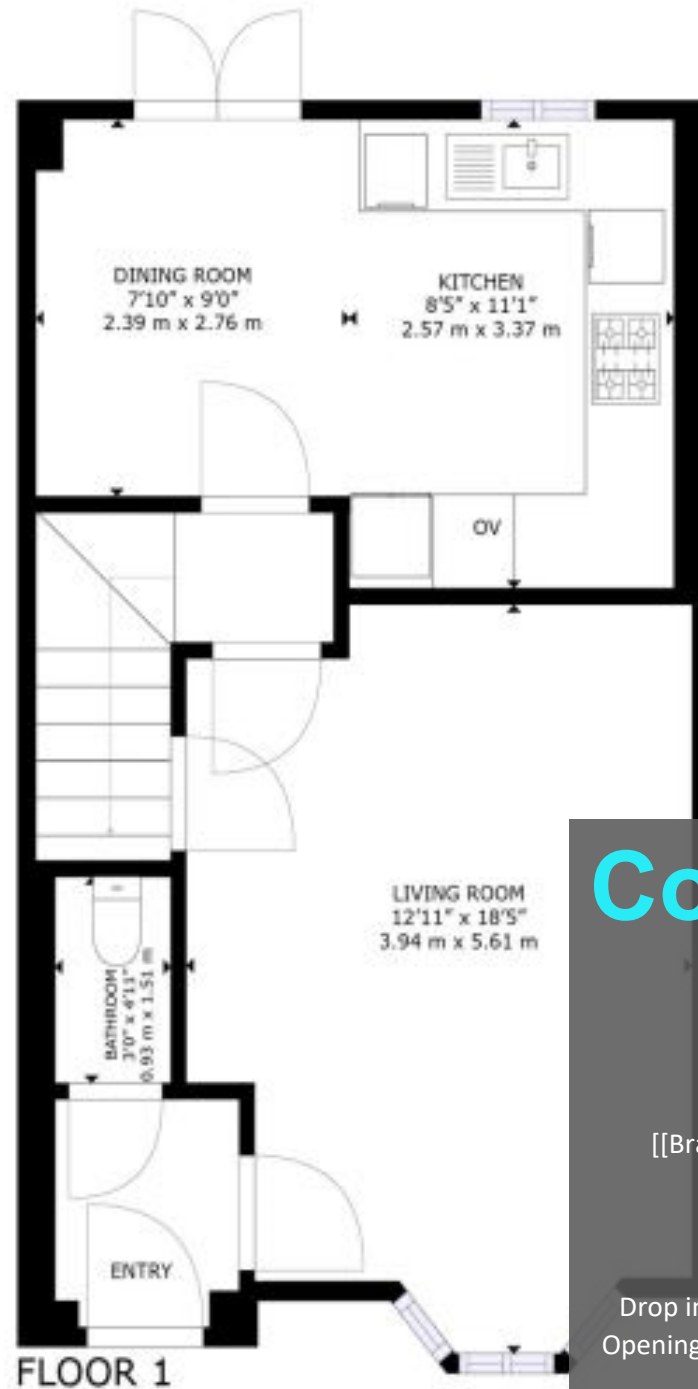
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The Money Laundering

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.

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Comfort

GROSS INTERNAL AREA
FLOOR 1: 468 sq. ft. 43 m², FLOOR 2: 438 sq. ft. 41 m²