

HoldenCopley

PREPARE TO BE MOVED

Briar Gardens, Calverton, Nottinghamshire NG14 6PW

£475,000

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LOCATION LOCATION LOCATION...

Situated in a sought-after location, this expansive three-bedroom detached bungalow is the perfect family home, offering spacious accommodation and modern conveniences. The property is ideally located near local shops, excellent transport links and within the catchment area for highly regarded schools. Upon entering, you are welcomed by an entrance hall leading to a spacious lounge diner, which flows seamlessly into a light-filled conservatory, providing an ideal space for relaxation and entertaining. The fitted kitchen is well-equipped, complemented by a separate breakfast/utility room for added convenience. The bungalow boasts three well-proportioned bedrooms, including a master with an en-suite, alongside a stylish three-piece bathroom suite. There is also easy access to a boarded loft, offering additional storage or potential for further development. Outside, the property features a block-paved driveway at the front, leading to a detached double garage with a W/C. The garden is set on a generous corner plot, wrapping around the side of the house, offering easy access to the garage. This beautifully landscaped garden includes a lawn, a resin patio and a decking area, creating an inviting outdoor space for family gatherings and leisure. Additionally, the bungalow benefits from solar panels and batteries, contributing to significantly lower electricity costs. This versatile bungalow is perfect for family buyers seeking comfort, style, and a prime location.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Large Lounge Diner
- Fitted Kitchen
- Breakfast/Utility Room
- Conservatory
- Three Piece Bathroom Suite & En-Suite
- Private Rear Garden
- Detached Double Garage With W/C
- Owned Solar Panels





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, a built-in cupboard, access to the boarded loft via a drop-down ladder, wall-mounted light fixtures, coving and a single composite door providing access into the accommodation.

Lounge Diner

24'2" max x 19'1" max (7.39m max x 5.84m max)

The lounge diner has two UPVC double-glazed square bow windows to the front elevation, carpeted flooring, three radiators, a solid oak fire surround with a tiled hearth and coving.

Conservatory

12'8" x 10'9" (3.87m x 3.29m)

The conservatory has wood-effect flooring, a radiator, wall-mounted light fixtures, UPVC double-glazed windows to the rear and side elevations, a polycarbonate roof and double French doors providing access out to the garden.

Kitchen

12'11" x 9'7" (3.94m x 2.94m)

The kitchen has a range of fitted base and wall units with stone worktops and matching breakfast bar, an integrated Bosch double oven and dishwasher, a gas hob with an extractor hood, an inset stainless steel sink and a half with draining grooves and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, a radiator, recessed spotlights, open access into the utility room and a UPVC double-glazed window to the rear elevation.

Breakfast/Utility Room

7'10" x 6'5" (2.41m x 1.98m)

The breakfast/utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, tiled flooring, a radiator, an extractor fan, access to the boarded loft via a drop-down ladder, coving, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

Master Bedroom

14'9" x 11'6" (4.50m x 3.52m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, Hammond fitted wardrobes, over the head cupboards, bedside tables and dressing table, coving and access into the en-suite.

En-Suite

9'6" x 3'2" (2.92m x 0.99m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a shower enclosure with a mains-fed shower, tile-effect vinyl flooring, partially tiled walls, a radiator, a towel rail, recessed spotlights, an extractor fan, coving and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

15'0" x 9'0" (4.59m x 2.76m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and coving.

Bedroom Three

10'10" x 10'1" (3.31m x 3.08m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and coving.

Bathroom

9'7" x 6'3" (2.93m x 1.93m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a corner fitted panelled bath with an electric shower, vinyl flooring, a radiator, a towel rail, tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is a block paved driveway and to the rear a private garden with a fence panelled boundary, a lawn, a resin patio, a raised decking area, decorative stones, various plants and an outdoor tap.

Garage

18'8" x 18'6" (5.71m x 5.66m)

The garage has a UPVC double-glazed window to the rear elevation, lighting, power sockets, a single door, two up and over garage doors and access into the W/C.

W/C

This space has a low level flush W/C, a pedestal wash basin and a UPVC double-glazed obscure window to the rear elevation.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

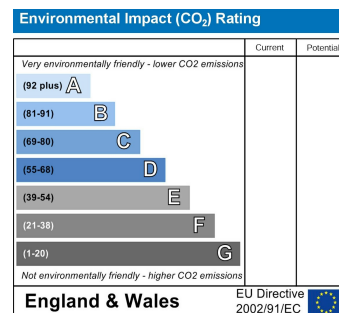
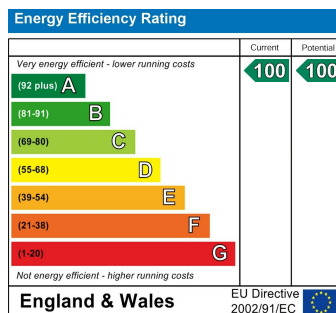
The vendor has advised the following:

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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