

HoldenCopley

PREPARE TO BE MOVED

Broxtowe Lane, Broxtowe, Nottinghamshire NG8 5NP

Guide Price £350,000 - £375,000

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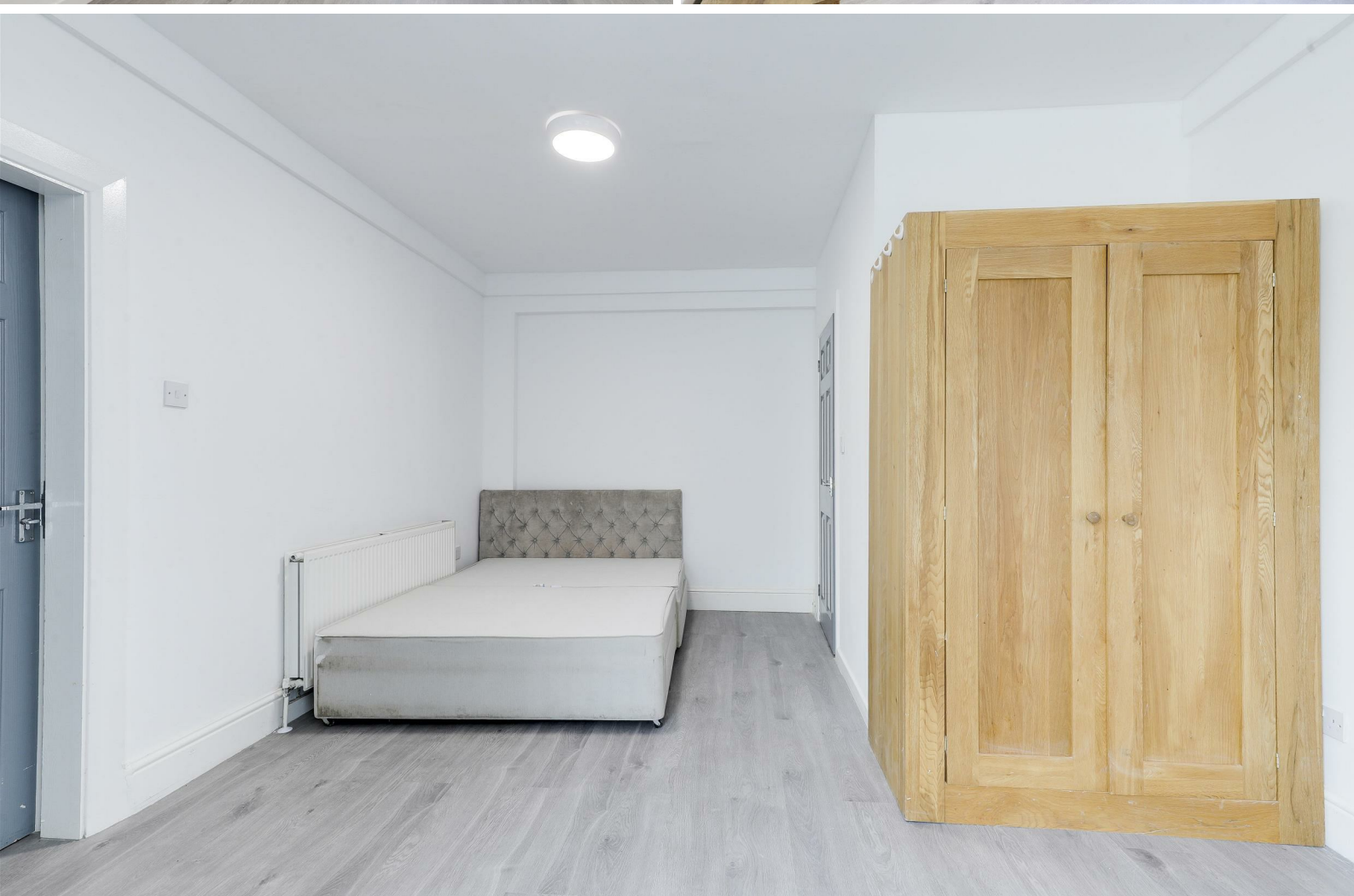
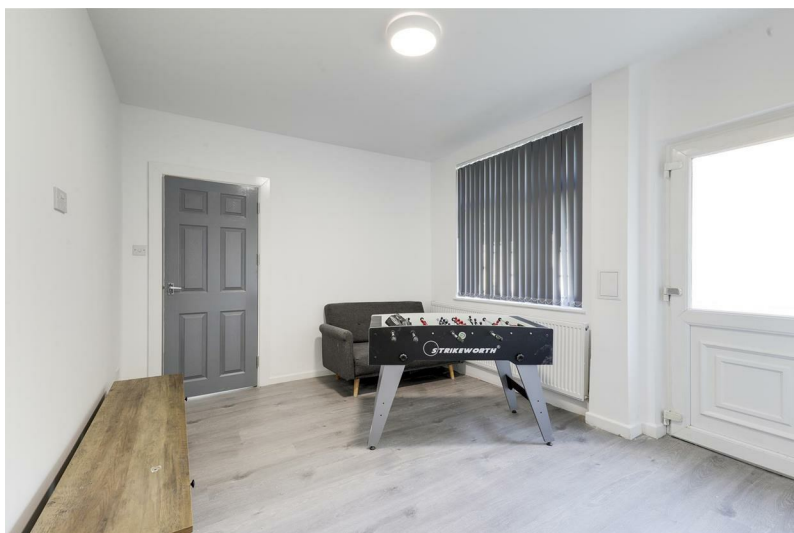


GUIDE PRICE £350,000 - £375,000

SIX BEDROOM DETACHED HOUSE...

This well-presented six-bedroom detached home offers spacious and versatile accommodation, making it ideal for growing families or investors alike, and is offered to the market with no upward chain. Situated in a well-connected location, the property is within close proximity to a range of local amenities, excellent transport links, and great schools. Internally, the ground floor comprises an entrance hall, a modern fitted kitchen diner, a lounge, three double bedrooms – two with en-suite bathrooms – and a contemporary shower room. The first floor hosts three further double bedrooms, two of which also benefit from en-suites, along with a versatile office space. Outside, the property boasts a driveway and garage providing ample off-road parking to the front, while to the rear is a private garden featuring a patio seating area and a lawn – perfect for relaxing or entertaining.

NO UPWARD CHAIN





- Detached House
- Six Double Bedrooms
- Modern Fitted Kitchen-Diner
- Reception Room
- Ground Floor Shower Room & Four En-Suites
- Versatile Office
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain





GROUND FLOOR

Hallway

17'7" × 6'11" (5.38 × 2.11)
The hallway has wood-effect flooring, a radiator, coving and a single door providing access into the accommodation.

Passage

3'8" × 2'6" (1.13 × 0.77)
The passage has wood-effect flooring, a built-in cupboard and open access into the bedroom three.

Master Bedroom

14'10" × 12'3" (4.54 × 3.74)
The main bedroom has a UPVC double-glazed square bay window to front elevation, wood-effect flooring, a radiator and access into the en-suite.

En-Suite

6'6" × 3'6" (2.00 × 1.08)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls and an extractor fan.

Bedroom Two

14'10" × 12'4" (4.53 × 3.78)
The second bedroom has a UPVC double-glazed square bay window to front elevation, wood-effect flooring and a radiator.

Bedroom Three

14'2" × 11'11" (4.34 × 3.65)
The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator and access into the en-suite.

En-Suite

6'9" × 2'8" (2.07 × 0.83)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring and partially tiled walls.

Shower Room

6'1" × 5'7" (1.86 × 1.71)
The shower room has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed window to the rear elevation.

Lounge

12'0" × 10'4" (3.67 × 3.17)
The lounge has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a single UPVC door providing access out to the garden.

Kitchen-Diner

25'9" × 10'6" (7.85 × 3.22)
The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation and a sliding patio door.

FIRST FLOOR

Landing

19'5" × 4'0" (5.94 × 1.22)
The landing has UPVC double-glazed windows to the front and side elevations, wood-effect flooring, a radiator, coving and provides access to the first floor accommodation.

Office

6'9" × 5'8" (2.07 × 1.74)
The office has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and access into the loft.

Bedroom Four

12'0" × 10'5" (3.66 × 3.18)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a built-in cupboard.

Bedroom Five

14'10" × 12'4" (4.53 × 3.78)
The fifth bedroom has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, a radiator and access into the en-suite.

En-Suite

6'5" × 3'2" (1.98 × 0.98)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls and an extractor fan.

Bedroom Six

14'9" × 12'5" (4.52 × 3.79)
The sixth bedroom has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, a radiator and access into the en-suite.

En-Suite

6'5" × 3'2" (1.97 × 0.97)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is a driveway and a garage.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & some 3G & 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

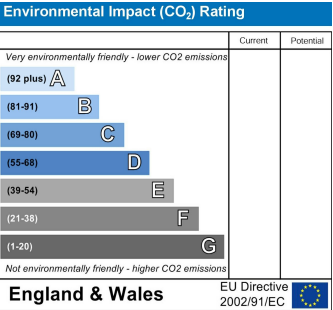
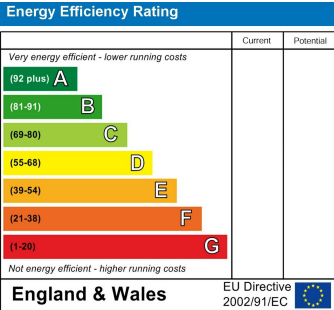
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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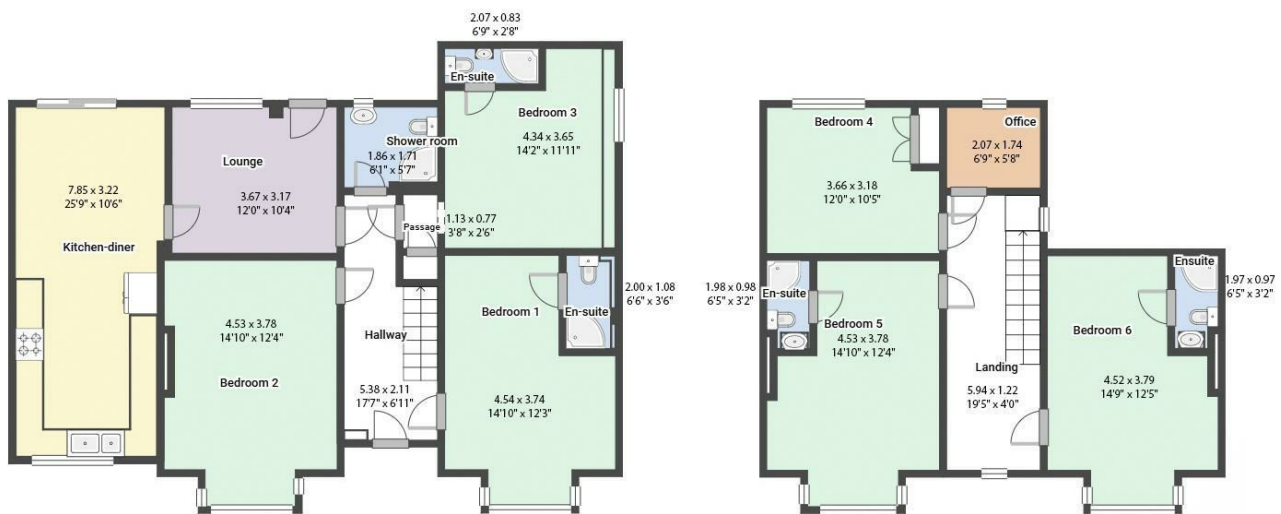
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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