

# HoldenCopley

PREPARE TO BE MOVED

Morton Close, Radcliffe-On-Trent, Nottinghamshire NG12 2JE

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**Guide Price £350,000 - £375,000**

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## DETACHED BUNGALOW...

This impressive three-bedroom detached bungalow offers deceptively spacious accommodation and is impeccably presented throughout, making it ideal for a variety of buyers seeking a move-in-ready home. Located in a highly sought-after area, the property is conveniently close to numerous local amenities, including the scenic Holme Pierrepont Country Park, top-rated school catchments, and excellent transport links. Just a five-minute walk to the bus stop provides regular services into Nottingham city centre and Bingham every ten minutes. The bungalow boasts three generous double bedrooms, three versatile reception rooms, a well-appointed fitted kitchen, two modern bathroom suites, and a practical utility room. Outside, the property features a car port, a detached garage and a driveway, offering ample parking. The rear of the property reveals a private, enclosed, low-maintenance garden, complete with a shed, perfect for relaxation.

MUST BE VIEWED





- Detached Bungalow - Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Two Bathroom Suites
- Driveway & Garage
- Private Enclosed Rear Garden
- LED Lighting Throughout
- Nest Heating System
- Security Alarm Fitted
- Cavity Wall Insulation & Loft Insulation





## ACCOMMODATION

### Entrance Hall

8'8" x 10'5" (2.66m x 3.18m)

The entrance hall has laminate flooring, a radiator, access to the partially boarded loft, a built-in bookcase and a single UPVC door providing access into the accommodation.

### Living Room

12'2" x 18'8" (3.73m x 5.69m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving and double doors providing access into the kitchen.

### Kitchen

8'11" x 13'0" (2.72m x 3.97m)

The kitchen has a range of fitted base and wall units with worktops, motion sensitive lighting under the kitchen cupboards, an integrated oven and dishwasher, a gas hob, an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, partially tiled walls, recessed spotlights, ceiling sun tunnels, a wooden single-glazed window to the rear elevation.

### Dining Room

11'6" x 9'6" (3.53m x 2.92m)

The dining room has carpeted flooring, a radiator, two wall-mounted light fixtures, access to the partially boarded loft and coving.

### Utility Room

4'11" x 5'7" (1.51m x 1.72m)

The utility room has fitted base and wall units, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

### Bathroom Two

5'6" x 5'3" (1.70m x 1.61m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a double ended freestanding bath with a hand-held shower, tiled flooring, a chrome heated towel rail, tiled walls, recessed spotlights and a UPVC double-glazed obscure window.

### Family Room

7'3" x 15'8" (2.22m x 4.79m)

The family room has two UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, coving and double French doors with integral venetian blinds providing access out to the garden.

### Master Bedroom

10'7" x 12'10" (3.24m x 3.92m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted mirrored sliding wardrobes and recessed spotlights.

### Bedroom Two

8'4" x 11'7" (2.56m x 3.54m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

### Bedroom Three

9'11" x 9'11" (3.04m x 3.04m)

The third bedroom has two UPVC double-glazed windows to the rear and side elevation, laminate flooring, a radiator, fitted mirrored sliding wardrobes and coving.

### Bathroom

7'5" x 5'7" (2.27m x 1.72m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tiled flooring, tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

## Front

To the front of the property is a garden with a lawn, a driveway with the availability to park three vehicles, an external tap, a carport and a detached garage with a Garolla electric door.

## Rear

To the rear of the property is a private enclosed low maintenance garden with various plants and shrubs, a shed with lighting, external electric sockets, an external tap,

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 60 Mbps (Highest available download speed) 13 Mbps (Highest available upload speed)

Phone Signal – Some 3G & 4G 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 - Rushcliffe Borough Council - Band C

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.

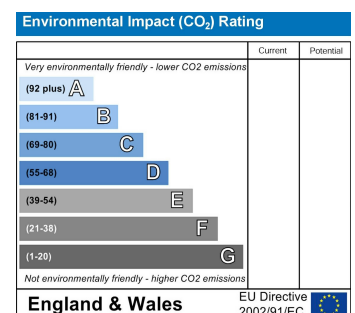
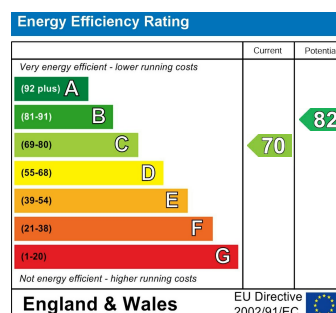
The vendor has advised the following:

Property Tenure is Freehold

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