

HoldenCopley

PREPARE TO BE MOVED

Stanley Drive, Bramcote, Nottingham NG9 3JY

Offers Over £425,000 - £475,000

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LOCATION, LOCATION LOCATION...

Presenting you with a five bedroom detached house boasting spacious, characteristic accommodation with features throughout offering masses of potential perfect for a range of buyers looking to be located in the sought after location of Bramcote within close proximity to a range of shops, schools and transport links into Nottingham City Centre also within walking distance to Bramcote Hills Park. The house features ample built-in storage across all floors and boasts a contemporary and neutral interior. Internally to the ground floor is a porch, a welcoming entrance hall, spacious living room hosted by a separate dining room both hosting feature fireplaces, a modern fitted kitchen well equipped with a range of integrated appliances perfect for hosting and practicing culinary skills providing a convenient and comfortable space, three piece bathroom suite and the added luxury of a conservatory perfect for escapism. Moving to the first floor is five well proportioned bedrooms offering ample space in each serviced by a three piece bathroom suite and a separate WC. To the second floor is a loft room universal for multiple purposes. Outside to the front is a low maintenance garden with a driveway and access to a garage providing ample off street parking and to the rear is a well designed decorative enclosed garden offering a seating area with a range of plants and shrubs perfect for Summer enjoyment and keen gardeners!

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room & Separate Dining Room
- Conservatory & Garage
- Two Bathroom Suites & Separate WC
- Front & Rear Gardens
- Driveway Providing Off Street Parking
- Sought After Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Porch

The porch has wooden double glazed windows to the front elevation and wooden French doors providing access into the accommodation

Entrance Hall

The entrance hall has wooden flooring and carpeted stairs, radiator, access to an in-built storage cupboard and a single wooden door providing access to the porch

Dining Room

12'8" x 12'2" (3.87m x 3.73m)

The dining room has carpeted flooring, coving to the ceiling, feature fireplace with a hearth and wooden mantelpiece and a gas fireplace, radiator and UPVC double glazed bay window to the front elevation

Kitchen

14'4" x 13'10" (4.38m x 4.24m)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted wooden worksurfaces, integrated oven and grill with separate gas hobs and over hood extractor fan, integrated fridge/freezer, integrated dishwasher, ceramic sink with mixer taps, smoke alarm, radiator, UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Living Room

13'6" x 10'11" (4.14m x 3.34m)

The living room has carpeted flooring, coving to the ceiling, radiator, feature fireplace with a hearth, mantelpiece and gas fire, TV point and UPVC double glazed sliding doors providing access to the conservatory

Conservatory

9'10" x 9'7" (3.00m x 2.93m)

The conservatory has tiled flooring, a range of UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

Bathroom

6'3" x 5'6" (1.92m x 1.68m)

The bathroom has tiled flooring, partially tiled walls, chrome towel rail, low level flush WC, pedestal washbasin with mixer taps, single shower enclosure with a wall mounted mains-fed shower and extractor fan

FIRST FLOOR

Landing

The landing has carpeted flooring, loft hatch and provides access to the first floor accommodation

Master Bedroom

13'0" x 11'0" (3.98m x 3.37m)

The main bedroom has carpeted flooring, TV point, radiator and UPVC double glazed bay window to the front elevation

Bedroom Two

13'6" x 10'11" (4.14m x 3.33m)

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

Bathroom

6'11" x 5'6" (2.12m x 1.69m)

The bathroom has tile effect laminate flooring, partially tiled walls, chrome towel rail, low level flush WC, pedestal washbasin with taps, panelled bath with mixer taps, and wall mounted mains fed shower with a shower screen and a UPVC double glazed obscure window to the rear elevation

WC

This area has tile effect flooring, partially tiled walls, chrome towel rail, low level flush WC, pedestal washbasin with mixer taps and an extractor fan

Bedroom Three

8'3" x 7'5" (2.54m x 2.27m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window to the front elevation

Bedroom Four

9'8" x 6'5" (2.97m x 1.98m)

The fourth bedroom has carpeted flooring, radiator and UPVC double glazed window to the front elevation

Bedroom Five

9'8" x 6'6" (2.96m x 1.99m)

The fifth bedroom has carpeted flooring, radiator and UPVC double glazed window to the rear elevation

SECOND FLOOR

Loft Room

16'9" x 8'11" (5.12m x 2.73m)

The loft room has boarded flooring and UPVC double glazed Velux window

Garage

18'1" x 9'3" (5.52m x 2.84m)

The garage has courtesy lighting, window to the side elevation a single wooden door and a up and over over garage door

OUTSIDE

FRONT

To the front is a lawn, with a hedge surround, driveway and access to the garage providing ample off street parking

REAR

To the rear is an enclosed garden with a lawn, patio seating area with a pergola, access to the second garage a range of decorative plants and shrubs with gated access

DISCLAIMER

Council Tax Band Rating - Broxtowe 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:

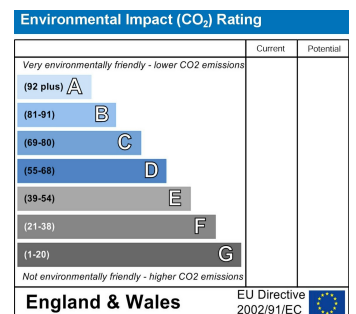
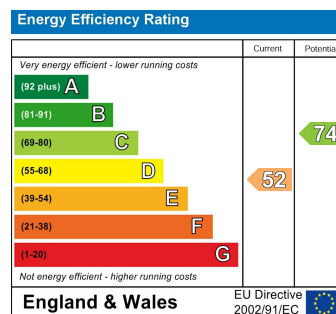
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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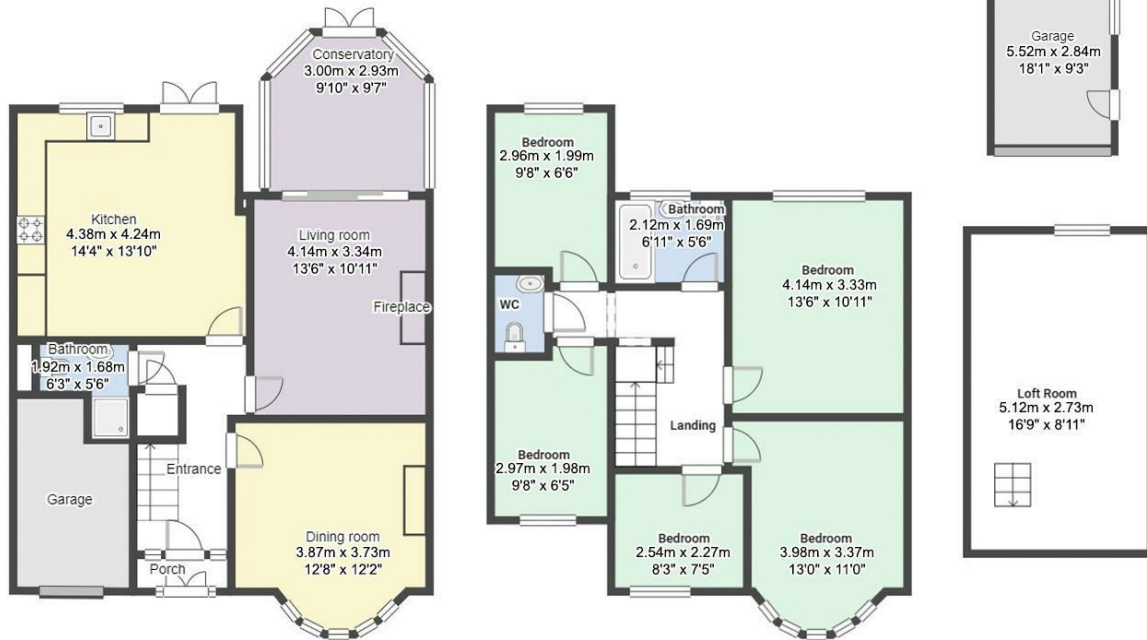
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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