

# HoldenCopley

PREPARE TO BE MOVED

Town Street, Bramcote, Nottinghamshire NG9 3HH

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**Guide Price £280,000**



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GUIDE PRICE £280,000 - £300,000

FANTASTIC DETACHED COTTAGE...

Nestled within a charming locale, this three-bedroom detached cottage exudes warmth and character, offering spacious and meticulously maintained interiors. The property, presented to a high standard, showcases a harmonious blend of original features and modern conveniences. Boasting no upward chain, this residence promises a seamless transition for its new owner. Ideally located in close proximity to a variety of shops, eateries, and with easy access to the A52, the cottage is also within the catchment area of excellent schools. The ground floor welcomes you with an open-plan entrance hall leading to a cosy living room, a wooden fitted kitchen seamlessly connected to the dining room, and a sunlit conservatory providing a perfect retreat bathed in natural light. Ascending to the first floor reveals three generously proportioned bedrooms, serviced by a two-piece bathroom suite and a separate W/C. Outside, the rear unveils a private enclosed garden, complemented by gated access to the picturesque King George's Park. This idyllic cottage encapsulates the essence of comfortable living, combining modern amenities with timeless charm, making it an ideal residence in a sought-after location.

MUST BE VIEWED





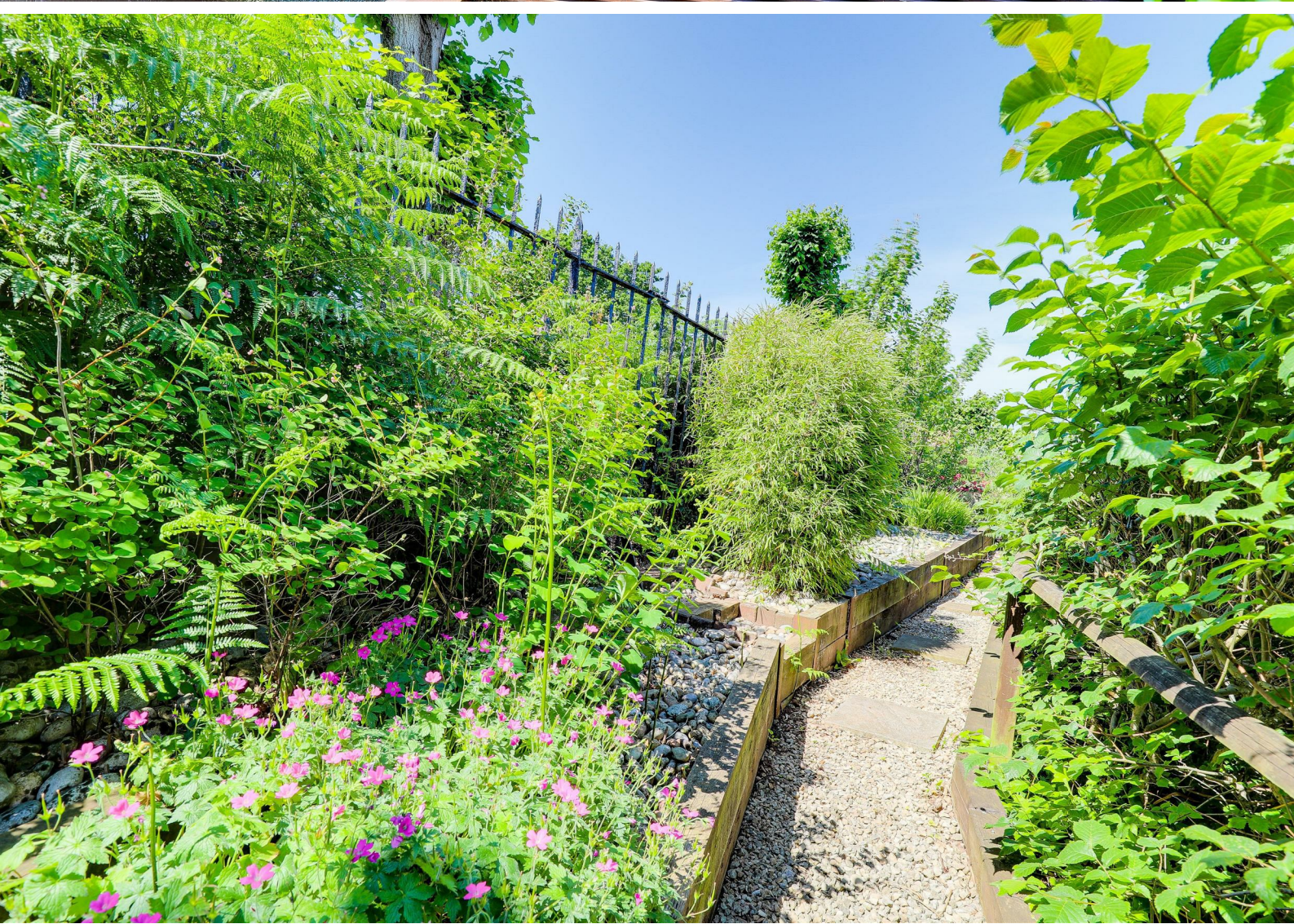


- Detached Cottage
- Three Bedrooms
- Open Plan Living Space
- Open Plan Kitchen/Diner
- Conservatory
- Two-Piece Bathroom Suite
- Separate W/C
- Popular Location
- No Upward Chain
- Must Be Viewed











## GROUND FLOOR

### Entrance Hallway

12'0" x 10'6" (3.68 x 3.22)

The entrance hall has wood effect flooring, a radiator, an under stair in-built cupboard, exposed wooden ceiling beams, a feature fireplace brick chamber, two UPVC double glazed windows and a Composite door providing access into the accommodation

### Living Room

19'5" x 11'6" max (5.94 x 3.52 max)

The living room has wood effect flooring, two radiators, a feature log burner with a brick surround, exposed wooden ceiling beams UPVC double glazed windows

### Kitchen

13'10" x 8'0" max (4.23 x 2.44 max)

The kitchen has fitted base and wall wooden units with wooden worktops, an undermount ceramic sink with a mixer tap and drainer, dual integrated ovens with an electric hob, a dishwasher, a half-height fridge, a radiator, tiled flooring, partially tiled walls, exposed wooden ceiling beams, two UPVC double glazed windows to the rear elevation, a UPVC door providing access into the garden and is open plan to the dining room

### Dining Room

10'7" x 5'10" (3.23 x 1.79)

The dining room has fitted wooden wall units, a radiator, exposed wooden ceiling beams, space for a dining table, tiled flooring and French doors providing access into the conservatory

### Conservatory

11'4" x 9'9" (3.47 x 2.99)

The conservatory has tiled flooring, a UPVC double glazed window surround, a polycarbonate roof and a UPVC door providing access into the garden

## FIRST FLOOR

### Landing

22'7" x 7'8" (6.89 x 2.35)

The landing has carpeted flooring, access into a boarded loft, a Velux window and provides access to the first floor accommodation

### Master Bedroom

11'5" x 8'8" (3.48 x 2.66)

The main bedroom has carpeted flooring, a radiator, exposed wooden ceiling beams, recessed spotlights, a UPVC double glazed window to the front elevation and a Velux window

### Bedroom Two

8'3" x 8'0" (2.54 x 2.46)

The second bedroom has carpeted flooring, a radiator, floor to ceiling in-built wardrobes and a UPVC double glazed window to the front elevation

### Bedroom Three

8'3" x 7'4" (2.53 x 2.25)

The third bedroom has carpeted flooring, a radiator, floor to ceiling in-built wardrobes, an in-built cupboard and a UPVC double glazed window to the rear elevation

### Bathroom

7'4" x 5'6" max (2.24 x 1.70 max)

The bathroom has a panelled with an electric shower, a pedestal wash basin, a chrome heated towel rail, floor to ceiling tiled and a UPVC double glazed obscure window to the front elevation

### W/C

5'11" x 2'6" (1.82 x 0.77)

This space had a low level W/C, a radiator, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

## Front

To the front of the property is a parking space for one car with planning permission to extend, a walkway up to the house, a wide range of mature plants and shrubs and a brick surround

## Rear

To the rear of the property is a private enclosed garden with a paved patio, a range of mature plants and shrubs, an outbuilding which benefits from electricity and lighting, an elevated decking area and a brick border

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast available - 47 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – Medium Risk - No flooding in the past 5 years

Non-Standard Construction – Yes / No (if not then put what it is made of)

Any Legal Restrictions – No

Other Material Issues – No

## 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.

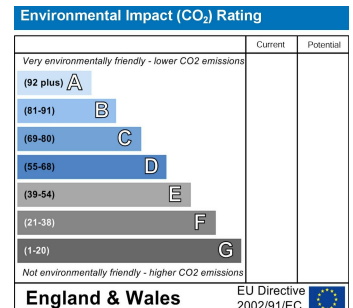
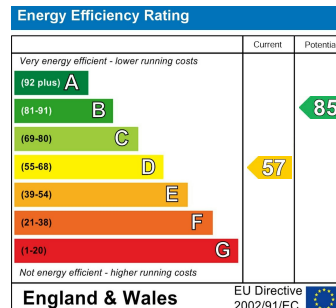
The vendor has advised the following:

Property Tenure is Freehold

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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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