

# HoldenCopley

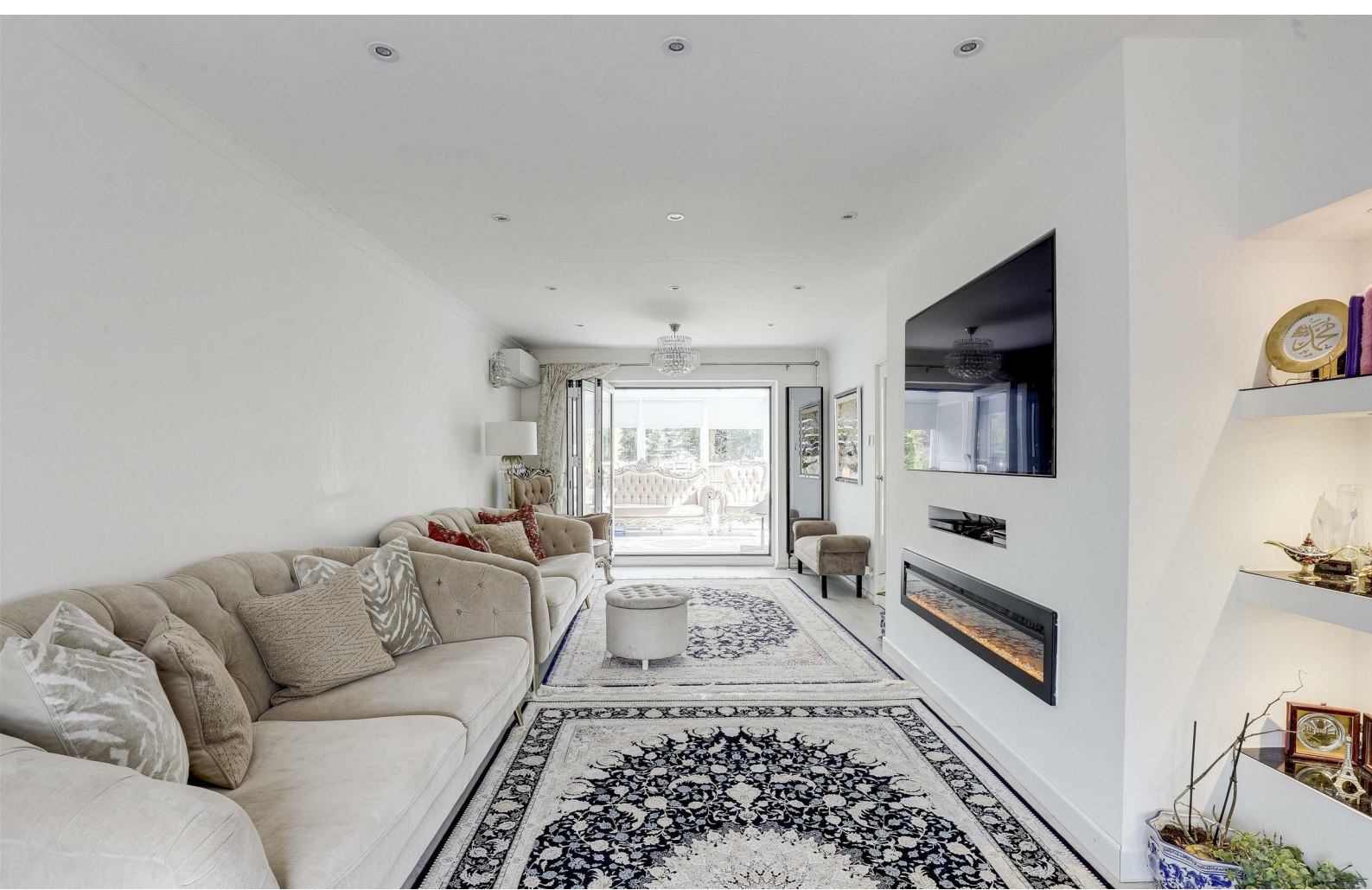
PREPARE TO BE MOVED

Buttermere Drive, Bramcote, Nottinghamshire NG9 3BL

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Guide Price £425,000

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GUIDE PRICE £425,000 - £450,000

MODERN DETACHED HOUSE...

Welcome to this exquisite four-bedroom detached modern house, nestled in a sought-after neighbourhood. As you step through the inviting porch, you're greeted by a spacious entrance hall, setting the tone for the grandeur within. The ground floor boasts a generously sized living room, illuminated by natural light pouring in through the conservatory, creating a seamless blend of indoor and outdoor living. The brand new modern fitted kitchen, open-plan to the dining room, provides the perfect space for culinary creativity, complemented by a convenient pantry for storage. A fourth bedroom and a pristine three-piece bathroom suite complete the ground floor, offering flexibility and comfort. Ascend to the first floor to discover three additional bedrooms, each offering a haven of relaxation, alongside a two-piece bathroom suite and a separate W/C. Outside, a driveway provides ample off-road parking, while the private enclosed garden offers a tranquil retreat, ideal for entertaining or unwinding in peace. Situated within a sought after location, with easy access to commuting links via the A52, excellent transport links, various local amenities including Wollaton Park, bus routes to the QMC and University Campuses and is ideally located for Bramcote schools. Don't miss the opportunity to make this stunning property your own.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Large Living Room
- Modern Fitted Kitchen Open Plan To The Dining Room
- Conservatory
- En-Suite To The Ground Floor Bedroom
- Two-Piece Bathroom Suite & A Separate W/C
- Driveway
- Private Enclosed Garden
- Sought After Location





## GROUND FLOOR

### Porch

The porch has tiled flooring, a UPVC double glazed obscure window to the front elevation and a single UPVC door providing access to the entrance

### Entrance

The entrance has marble-effect tiled flooring, carpeted stairs with a glass banister, an under-stair storage cupboard, an in-built storage cupboard, a radiator, an obscure window to the front elevation and a single UPVC door providing access into the accommodation

### Living Room

24'11" x 10'7" (7.61m x 3.25m)

The living room has a media wall with a feature fireplace, a TV point and in-built shelving units, a radiator, wall-mounted light fixtures, recessed spotlights, coving to the ceiling, a UPVC double glazed window to the front elevation and UPVC bi-fold doors providing access to the conservatory

### Conservatory

9'11" x 9'6" (3.03m x 2.91m)

The conservatory has a UPVC double glazed window surround, a polycarbonate roof and a UPVC glass sliding door providing access to the rear garden

### Kitchen

13'5" x 7'5" (4.11m x 2.27m)

The kitchen has a range of fitted base and wall units with marble-effect worktops, a sink with a drainer and a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, space for an American-style fridge freezer, a vertical radiator, marble-effect tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and is open plan to the dining room

### Dining Room

13'6" x 6'5" (4.14m x 1.96m)

The dining room has a range of fitted base and wall units with marble-effect worktops, marble-effect tiled flooring, recessed spotlights and a single UPVC door providing access to the rear garden

### Pantry

7'5" x 3'6" (2.28m x 1.09m)

The pantry has a range of fitted base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler and provides ample storage space

### Bedroom Four

9'11" x 6'7" (3.04m x 2.03m)

The fourth bedroom has a radiator, recessed spotlights, access to the en-suite and a UPVC double glazed window to the front elevation

### En-Suite

6'6" x 2'5" (1.99m x 0.75m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a storage cupboard and a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a wall-mounted LED mirror, recessed spotlights and floor to ceiling marble-effect tiles

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

### Bedroom One

13'2" x 11'7" (4.03m x 3.55m)

The main bedroom has carpeted flooring, an over bed storage unit with storage cupboards, wardrobes and drawer units, a fitted desk unit with drawers, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Two

11'1" x 10'8" (3.38m x 3.26m)

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

### Bedroom Three

9'2" x 6'6" (2.81m x 1.99m)

The third bedroom has carpeted flooring, a fitted storage cupboard, a radiator, a UPVC double glazed window to the front elevation and a loft hatch which benefits from a drop down ladder providing access to the loft which has lighting

### Bathroom

7'4" x 5'2" (2.24m x 1.59m)

The bathroom has a range of fitted base and wall units, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, a heated towel rail, tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### W/C

This space has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap, tiled walls and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking, courtesy lighting and side access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, a shed, an outdoor tap and panelled fencing

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

## 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.

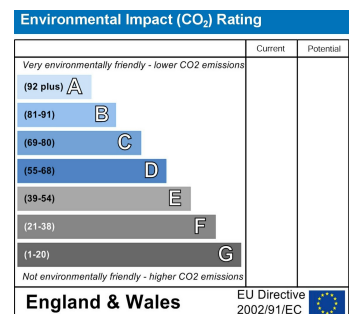
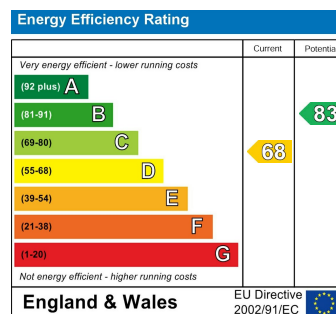
The vendor has advised the following:

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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