

HoldenCopley

PREPARE TO BE MOVED

Rivergreen Crescent, Bramcote, Nottinghamshire NG9 3EP

Guide Price £475,000 - £550,000

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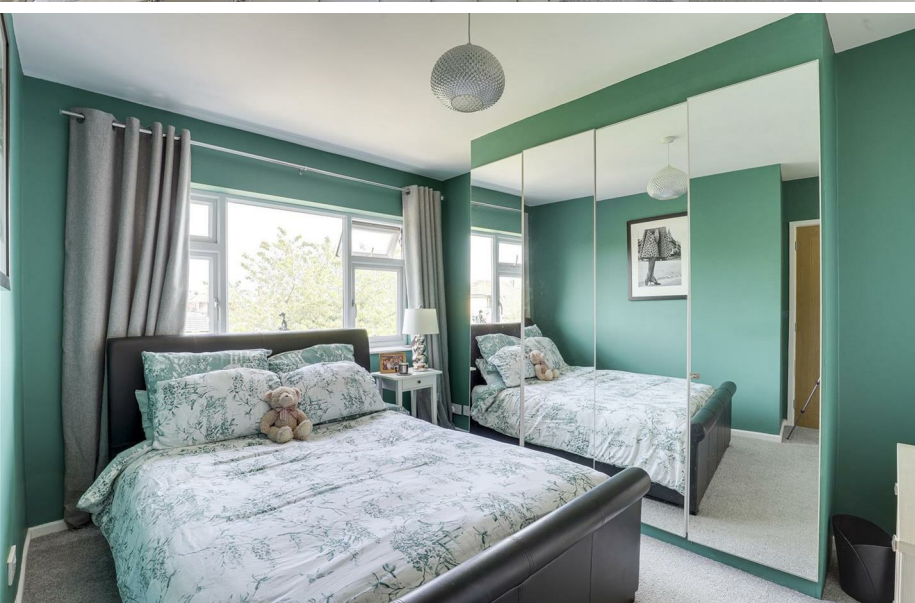
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THE PERFECT FAMILY HOME...

This five-bedroom detached house stands as a testament to modern comfort and style. Meticulously improved in every aspect, each room exudes a sense of sophistication and functionality, making it an ideal haven for a growing family. The property boasts a convenient location, with local amenities such as shops and restaurants just a stone's throw away, while the renowned Wollaton Hall & Deer Park adds a touch of natural beauty to the surroundings. With transport links including J25 of the M1, East Midlands Airport, and nearby train stations, commuting is easy. Upon entering, there is a welcoming porch and entrance hall, leading seamlessly into the expansive lounge diner. Here, a newly installed media wall with a feature fireplace invites relaxation and entertainment. The adjoining newly fitted breakfast kitchen offers a culinary sanctuary. Convenience is further enhanced with a utility room and W/C, along with the added benefits of a HIVE heating system and CCTV to the front, side and rear of the property. Ascending to the first floor reveals five good-sized bedrooms, serviced by a newly appointed four-piece modern bathroom suite. Outside, the property continues to impress with a driveway capable of accommodating multiple cars, providing easy access to the garage. The rear garden is a tranquil oasis, meticulously maintained and featuring a patio seating area perfect for al fresco dining, while a lush lawn invites outdoor play and relaxation.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Spacious Lounge Diner With New Media Wall
- New Stylish Fitted Breakfast Kitchen
- Utility & W/C
- New Modern Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Rear Garden
- CCTV & HIVE Heating System
- Sought-After Location





GROUND FLOOR

Porch

The porch has carpeted flooring, two full height UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Entrance Hall

14'9" x 7'6" (4.50m x 2.29m)

The entrance hall has a radiator, recessed spotlights, carpeted stairs, an in-built under stair cupboard, a wall-mounted smart heating thermostat control, a wall-mounted security alarm panel, full height windows and a single door via the porch.

Lounge Diner

27'1" max x 11'6" max (8.28m max x 3.52m max)

The lounge has a UPVC double-glazed square bay window with bespoke fitted shutters to the front elevation, carpeted flooring, two radiators, a newly-constructed media wall with a wall-mounted TV point and a recessed flame-effect feature fireplace, space for a dining area, and double French doors opening out to the rear garden.

Breakfast Kitchen

19'2" x 7'11" (5.85m x 2.42m)

The kitchen has a range of fitted base units with rose gold handles, a marble-effect worktop with a fitted breakfast bar that seats three, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, a freestanding range cooker with an angled extractor fan, space for a wine fridge, space for an American-style fridge freezer, a wall-mounted Worcester boiler, tiled splashback, a vertical radiator, an in-built pantry cupboard, and two UPVC double-glazed windows to the rear elevation.

Utility Room

8'2" x 7'4" (2.51m x 2.24m)

The utility room has a fitted base unit with a rose gold handle and marble-effect worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, tiled splashback, a radiator, and a single composite door providing side access.

W/C

This space has a concealed dual flush W/C, a heated towel rail, a wash basin with fitted storage underneath, fully tiled walls, a singular recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a skylight window, access to the partially boarded loft, and provides access to the first floor accommodation.

Bedroom One

11'7" x 11'7" (3.54m x 3.54m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, and a panelled feature wall.

Bedroom Two

11'6" x 11'6" (3.53m x 3.52m)

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

Bedroom Three

11'4" x 7'4" (3.46m x 2.25m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, and an in-built wardrobe with overhead storage cupboards.

Bedroom Four

8'11" x 7'4" (2.72m x 2.25m)

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

Bedroom Five

7'6" x 7'5" (2.30m x 2.28m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, an in-built cupboard, and a radiator.

Bathroom

9'1" x 8'1" (2.77m x 2.48m)

The bathroom has a concealed dual flush W/C, a freestanding double-ended bath with a floor standing mixer tap and handheld shower, a double walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, a countertop wash basin with fitted storage underneath, a chrome heated towel rail, floor-to-ceiling tiles, display wall alcoves, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, external lighting, access into the garage, and gated access to the side and rear garden.

Garage

8'9" x 7'8" (2.67m x 2.36m)

The garage has power points, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio and gravelled seating area, external lighting, a lawn, a metal shed, and a combination of hedged and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

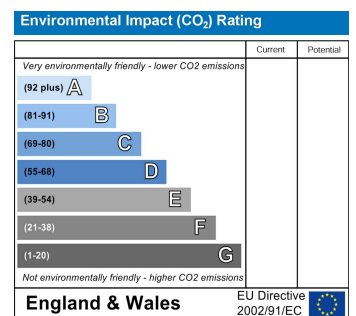
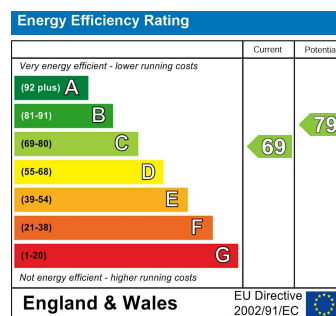
The vendor has advised the following:

Property Tenure is Freehold

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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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