

# HoldenCopley

PREPARE TO BE MOVED

Valmont Road, Bramcote, Nottinghamshire NG9 3JL

---

Guide Price £450,000 - £500,000



Valmont Road, Bramcote, Nottinghamshire NG9 3JL





GUIDE PRICE £450,000 - £500,000

### SPACIOUS FAMILY HOME...

This spacious and well-presented four-bedroom detached house is the perfect family home, nestled in the popular location of Bramcote. With close proximity to a range of shops, reputable schools, and convenient transport links into Nottingham City Centre. As you enter, a welcoming hallway leads to the first reception room, featuring a large bay window that fills the space with natural light, creating a bright and inviting atmosphere. Adjacent is a second, generously sized reception room, ideal for family gatherings or entertaining. This room opens into a large conservatory, providing a space to enjoy views of the garden throughout the year. The modern kitchen, equipped with integrated appliances, is designed to meet all your culinary needs. Completing the ground floor is a convenient W/C. Upstairs, the property offers three spacious double bedrooms and a versatile single bedroom, ideal for use as a home office or guest room. The upper level is serviced by both a shower room and a family bathroom, ensuring ample space and functionality. Externally, the front of the house features a block-paved driveway with access to the garage, alongside a neatly maintained garden area with a lawn, accented by a variety of plants and shrubs. The rear of the property boasts an enclosed and private garden, generous in size, with a patio seating area perfect for outdoor dining and relaxation. The lush lawn is bordered by a rich array of established plants and shrubs and includes a charming summer house. This garden is a great space to enjoy the outdoors.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory & Ground Floor W/C
- Bathroom & Shower Room
- Driveway & Garage
- Generous-Sized Rear Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

6'2" x 4'0" (1.89m x 1.23m )

The porch has tiled flooring, double-glazed windows to the front elevation and a single door providing access to the rear garden.

### Entrance Hall

12'10" x 8'6" (max) (3.92m x 2.60m (max))

The entrance hall has carpeted flooring, a radiator, a picture rail, an in-built storage cupboard, obscure stained glass windows to the front elevation and a single door providing access from the porch.

### Sitting Room

12'3" x 11'11" (max) (3.75m x 3.64m (max))

The sitting room has exposed wooden flooring, a radiator, a feature fireplace, a picture rail and a double-glazed bay window to the front elevation.

### Living Room

21'3" x 10'11" (max) (6.48m x 3.34m (max))

The living room has carpeted flooring, two radiators, an open fireplace with an expose brick surround, two windows to the side elevation and double French doors providing access to the conservatory.

### Conservatory

20'4" x 11'3" (6.22m x 3.43m)

The conservatory has wood-effect flooring, double-glazed window surround and double French doors opening out to the rear garden.

### Kitchen

15'8" x 11'3" (4.78m x 3.43m )

The kitchen has range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher, washing machine & fridge freezer, partially tiled walls, laminate wood-effect flooring, two radiators, ceiling coving, a double-glazed window to the side elevation, a single door providing access to the side of the property and double French doors leading to the conservatory.

### W/C

4'3" x 3'5" (1.30m x 1.05m )

This space has a low level dual flush W/C, a pedestal wash basin, an extractor fan and carpeted flooring.

## FIRST FLOOR

### Landing

7'5" x 6'7" (max) (2.27m x 2.02m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

13'10" x 10'11" (max) (4.24m x 3.35m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and a double-glazed bay window to the front elevation.

### Bedroom Two

11'9" x 10'11" (max) (3.60m x 3.33m (max))

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, and a double-glazed window to the rear elevation.

### Corridor

5'8" x 2'9" (max) (1.74m x 0.85m (max))

The corridor has carpeted flooring and a double-glazed window to the rear elevation.

### Bedroom Three

9'1" x 8'3" (2.78m x 2.54m )

The third bedroom has carpeted flooring, a radiator and two double-glazed windows to the side and front elevations.

### Bedroom Four

8'4" x 7'5" (2.55m x 2.27m )

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

### Shower Room

6'0" x 5'8" (1.83m x 1.73m)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, an extractor fan, partially tiled walls, tiled flooring and a double-glazed window to the side elevation.

### Bathroom

8'2" x 7'4" (2.51m x 2.26m )

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, in-built storage cupboards, a heated towel rail, partially tiled walls, laminate wood-effect flooring and two double-glazed windows to the rear and side elevations.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway, access to the garage, courtesy lighting, gated access to the rear, a garden area with a lawn and a variety of plants and shrubs.

## Garage

17'4" x 9'8" (5.30m x 2.95m )

The garage has courtesy lighting, power supply ample storage space and a up-and-over door.

## Rear

To the rear of the property is an enclosed private and generous-sized rear garden with a paved patio area, a lawn, a summer house, a variety of established plants and shrubs, a greenhouse, fence panelling a hedge border boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast Broadband available with the highest download speed at

1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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

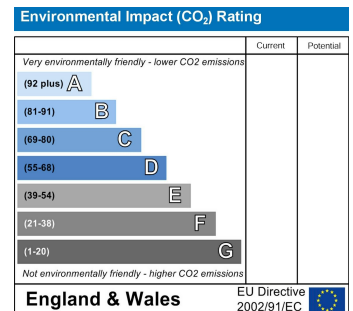
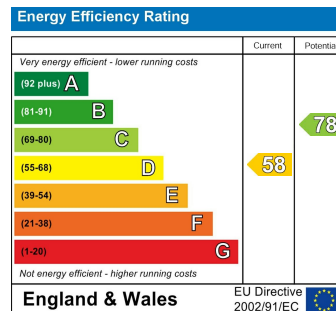
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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.  
© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)