

HoldenCopley

PREPARE TO BE MOVED

Bankfield Drive, Bramcote, Nottinghamshire NG9 3EG

Guide Price £400,000 - £425,000

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BEAUTIFULLY RENOVATED THROUGHOUT...

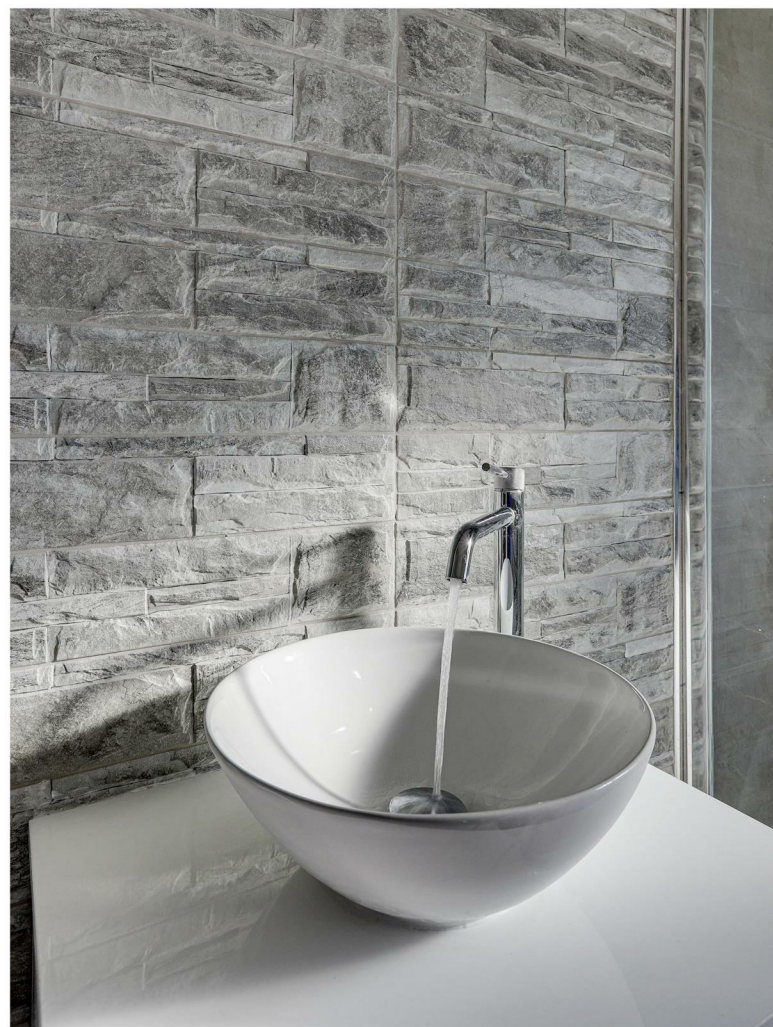
This stunning three-bedroom detached house offers spacious, meticulously presented accommodation, having undergone a full and thoughtful renovation. Every detail has been carefully considered, including new electrical rewiring throughout and the installation of a brand-new, energy-efficient boiler. The property is located in a highly desirable area, close to Wollaton Hall and Deer Park, with local shops, excellent transport links, and within the catchment of top-rated schools, making it ideal for families. Upon entering, the ground floor greets you with an entrance hall that leads into a living room. The living space flows seamlessly into a modern, open-plan kitchen diner, which boasts sleek, high-quality fittings and appliances. The first floor features three bedrooms, each offering ample space and comfort. The contemporary bathroom showcases a stylish four-piece suite, including a separate shower and a free-standing bathtub. A convenient loft space above provides additional storage options. Externally, the property continues to impress, with a large driveway to the front offering plenty of off-road parking. To the rear, a spacious private garden awaits, complete with a well-maintained lawn and a charming patio area, perfect for outdoor dining and relaxation. This immaculately renovated home blends contemporary living with high-quality finishes and is move-in ready, with no additional work needed.

NO UPWARD CHAIN





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Stylish Four Piece Bathroom
- Expansive Private Rear Garden
- Large Driveway
- New Boiler
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 7'5" (max) (3.85m x 2.28m (max))

The entrance hall has wooden laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator, a UPVC double-glazed window to the side elevation, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

12'9" x 12'3" (max) (3.91m x 3.75m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wooden laminate flooring, a radiator and open access into the kitchen diner.

Kitchen/Diner

18'7" x 12'11" (max) (5.67m x 3.94m (max))

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven and fridge-freezer, an electric hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space for a dining table set, wooden laminate flooring, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

8'0" x 7'6" (2.46m x 2.30m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

13'0" x 11'9" (max) (3.97m x 3.60m (max))

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

Bedroom Two

12'11" x 10'9" (3.95m x 3.29m)

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

Bedroom Three

7'3" x 6'7" (2.21m x 2.03m)

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

Bathroom

8'1" x 7'3" (2.47m x 2.23m)

The bathroom has a low level flush W/C, a fitted double ended panelled bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a counter top wash basin with fitted storage, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and UPVC double-glazed obscure window to the front side and rear elevations.

OUTSIDE

Front

To the front of the property is a large driveway with a decorative stone border and a fence panelled boundary.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, decorative stones, a lawn and mature trees and shrubs.

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 - Superfast - 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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