

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Bramcote, Nottinghamshire NG9 3GT

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£375,000



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## WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is a perfect family home. Situated in a popular location, it benefits from a range of amenities nearby, including shops, restaurants, schools and parks. With excellent transport links, the property offers easy access to major roads and public transportation. On the ground floor, the welcoming entrance hall leads to a spacious reception room, ideal for relaxation, with open-plan access to the heart of the home – a modern kitchen diner fitted with top-of-the-range integrated appliances. Off the kitchen is a useful utility area, and from the dining room, patio doors open out to a bright conservatory, perfect for enjoying the garden view year-round.

The upper level features two generously sized double bedrooms, a single bedroom, and a stylish shower room. Outside, the front of the property provides off-road parking for multiple cars on the driveway. The rear is a private garden, with a patio seating area, steps leading up to a well-maintained lawn, a decked seating area, mature trees, plants, and shrubs, and access to the garage.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room
- Conservatory
- Stylish Shower Room
- Driveway & Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance

13'2" x 7'10" (max) (4.02m x 2.41m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

### Living Room

16'2" x 11'10" (max) (4.94m x 3.63m (max))

The living room has laminate wood-effect flooring, three radiators, a feature fireplace, open access to the kitchen diner and a UPVC double-glazed bay window to the front elevation.

### Kitchen Diner

19'3" x 9'11" (max) (5.89m x 3.04m (max))

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a Belfast sink with draining grooves and a swan neck mixer tap, an integrated oven, hob, extractor fan, microwave, dishwasher, a freezer & two fridges, laminate wood-effect flooring, two vertical radiators, a UPVC double-glazed window to the rear elevation, sliding patio doors providing access to the conservatory and a single UPVC door providing access to the side of the property.

### Utility

4'3" x 4'2" (max) (1.30m x 1.28m (max))

The utility has a fitted wall unit with a worktop, space and plumbing for a washing machine & tumble dryer, an extractor fan and laminate wood-effect flooring.

### Conservatory

10'2" x 9'7" (3.12m x 2.94m )

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

## FIRST FLOOR

### Landing

9'3" x 7'11" (max) (2.82m x 2.42m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

15'1" x 11'10" (max) (4.61m x 3.63m (max))

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

### Bedroom Two

11'5" x 10'11" (3.50m x 3.34m )

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

### Bedroom Three

8'5" x 6'10" (2.58m x 2.10m )

The third bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

### Shower Room

8'5" x 7'10" (max) (2.58m x 2.39m (max))

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, two heated towel rails, an in-built storage cupboard, tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple car, gated access to the rear garden, a gravel area, a hedge border and fence panelling boundaries.

### Garage

26'0" x 10'2" (7.95m x 3.12m )

The garage has courtesy lighting, power supply, ample storage space, a window to the side elevation, a single door to provide access to the rear garden and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading up to a lawn & a decked seating area, plants, shrubs and mature trees, courtesy lighting, access to the garage and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice 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 C

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.

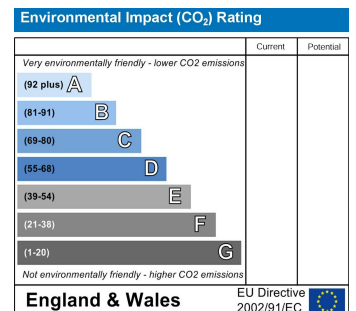
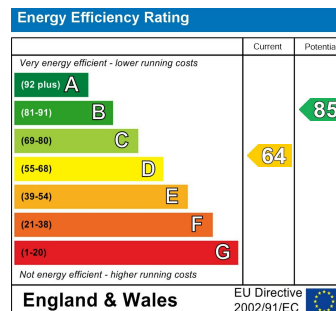
The vendor has advised the following:

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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