

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Bramcote, Nottinghamshire NG9 3GW

Asking Price £600,000 - £800,000

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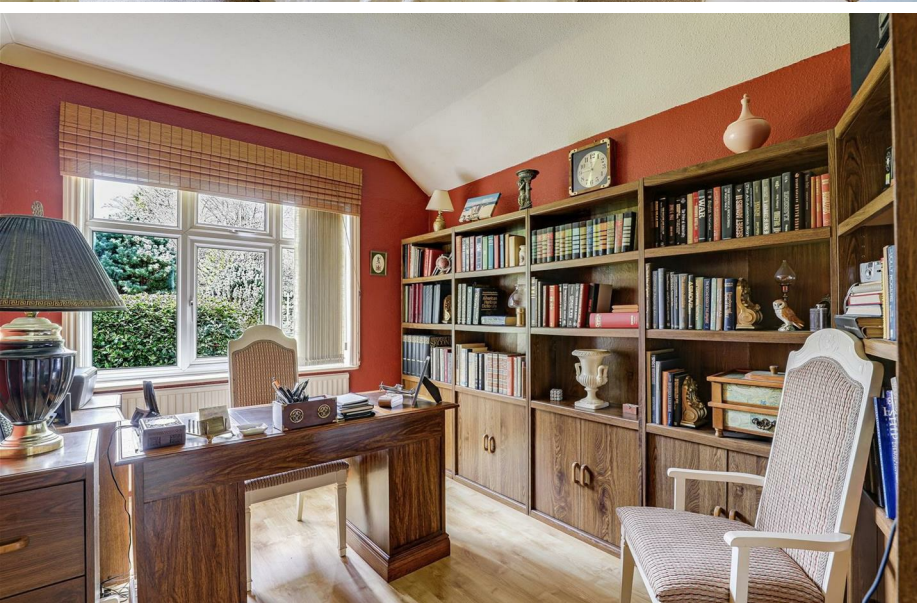


NO UPWARD CHAIN...

We are delighted to be marketing this substantial detached bungalow occupying a fantastic-sized private plot set back from the road and boasting spacious accommodation both inside and out, making it a great purchase for any growing family. This property is offered to the market with no upward chain and benefits from being well-maintained and presented throughout. Situated in a popular location, which is host to a range of local amenities such as shops, eateries, excellent transport links and easy commuting links via the A52 into Nottingham City Centre as well as being located close to Bramcote Hills and Wollaton Park, providing stunning countryside walks. Internally, the accommodation comprises a stylish fitted kitchen with a range of integrated appliances and a breakfast bar, two reception rooms, a conservatory and a utility room complete with four good-sized bedrooms and two bathroom suites. There is also access to a versatile cellar. Outside to the front there is a driveway with a double carport and access into a double garage providing ample off-road parking for multiple cars along with a wrap-around landscaped garden featuring multiple seating areas, well-tended lawns and a number of sheds - with a garden this size, the possibilities are endless!

MUST BE VIEWED





- Detached Bungalow
- Fantastic-Sized Plot
- Four Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen With Integrated Appliances
- Conservatory
- Two Bathrooms
- Double Garage With Electric Door
- Landscaped Gardens
- Sought-After Quiet Location





ACCOMMODATION

Kitchen

17'9" x 10'0" (5.43 x 3.05)

The kitchen has a range of fitted maple finish base and wall units with Granite worktops and a breakfast bar, under-cabinet lighting, twin bowl Franke sink with mixer taps and filtered water source, an integrated Dietrich built-in self cleaning oven with a gas hob and extractor fan, an integrated Dietrich combi-oven, an integrated fridge freezer, an integrated dishwasher, an integrated washer, tiled splashback, ceramic tiled flooring, a radiator, recessed spotlights, two UPVC double-glazed windows and a single UPVC door providing access into the accommodation

Living Room

17'10" x 16'4" (5.46 x 4.99)

The living room has a single-glazed square bay window, carpeted flooring, decorative ceiling tiles, a TV point, a radiator and a feature fireplace with a decorative exposed brick surround and a coal effect gas fire

Dining Room

16'9" x 13'11" (5.12 x 4.26)

The dining room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a TV point, a radiator and a feature fireplace with a decorative surround and a coal effect gas fire

Conservatory

15'6" x 11'0" (4.74 x 3.37)

The conservatory has tiled flooring, a glass roof, a range of UPVC double-glazed windows, a sliding patio door and a single UPVC door providing access to the rear garden

Utility Room

9'0" x 4'11" (2.75 x 1.51)

The utility room has a low level dual flush W/C, a wall-mounted wash basin, a fitted base unit with a rolled-edge worktop, tiled flooring, fully tiled and wood-panelled walls, recessed spotlights and an extractor fan

Hallway

The 'L' shaped hallway has carpeted flooring, in-built cupboards, a dado rail, a skylight window, a radiator, coving to the ceiling and double bi-folding doors into the conservatory

Bedroom One

14'11" x 13'6" (4.57 x 4.14)

The first bedroom has a single-glazed square bay window, a further UPVC double-glazed window, coving to the ceiling, a radiator, carpeted flooring, access into a dressing room and access into the en-suite

En-Suite

10'8" x 3'11" (3.27 x 1.21)

The en-suite has a low level dual flush W/C, a bidet, a pedestal wash basin, a shower enclosure with a mains-fed shower, a heated towel rail, fully tiled walls and tiled flooring

Dressing Room

14'11" x 3'11" (4.55 x 1.21)

The dressing room has carpeted flooring

Bedroom Two

14'11" x 13'8" (4.56 x 4.19)

The second bedroom has sliding patio doors, wood-effect flooring, a UPVC double-glazed window, coving to the ceiling and a radiator

Bedroom Three

11'9" x 10'4" (3.60 x 3.17)

The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and a wood-panelled ceiling

Bedroom Four

11'6" x 8'11" (3.53 x 2.72)

The fourth bedroom has a UPVC double-glazed window, a radiator and wood-effect flooring

Bathroom

7'11" x 7'10" (2.43 x 2.40)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with central taps and a mains-fed shower and a shower screen, partially tiled walls, Amtico tiled flooring, a heated towel rail, a radiator, recessed spotlights and a UPVC double-glazed obscure window

LOWER LEVEL

Cellar

16'9" x 9'2" (5.13 x 2.80)

The cellar houses the boiler and has a radiator, a UPVC double-glazed window and a single UPVC door

OUTSIDE

Outside of the property is a block-paved driveway with a double carport and access into the double garage. There is gated access to a private landscaped garden with multiple patio areas, an extensive wrap-around lawn, a range of mature trees, plants and shrubs, an outdoor tap, two timber sheds, a potting shed, fence panelling, courtesy lighting and a Presscrete pathway

Double Garage

20'11" x 17'11" (6.39 x 5.48)

The double garage has a wall-mounted electric car charging point, a window and an electric up and over door opening out onto the driveway

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band F

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.

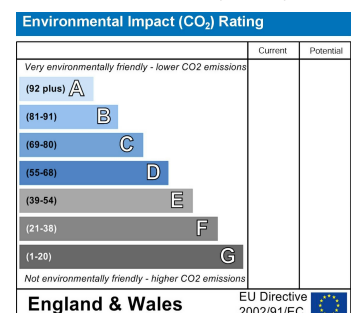
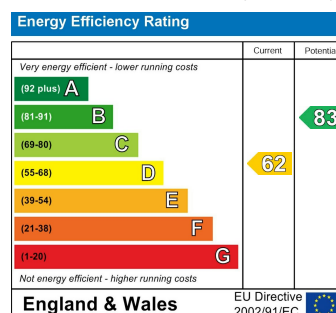
The vendor has advised the following:

Property Tenure is Freehold

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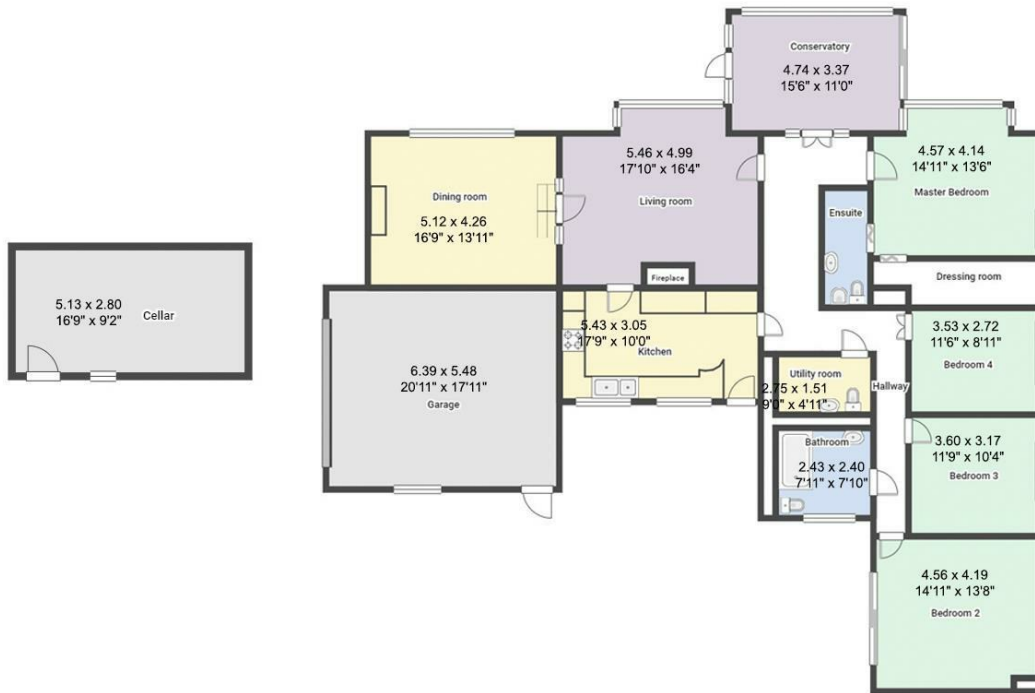
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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