

HoldenCopley

PREPARE TO BE MOVED

Bramcote Lane, Beeston, Nottinghamshire NG9 4ES

Offers Over £450,000

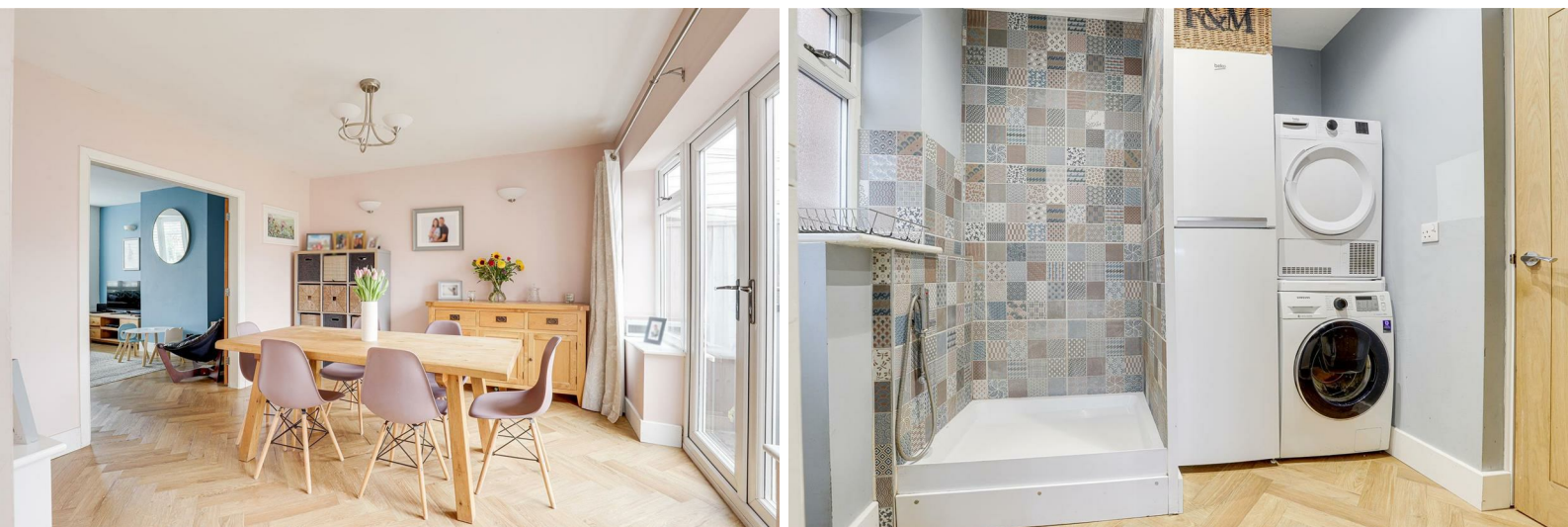
Bramcote Lane, Beeston, Nottinghamshire NG9 4ES



THE PERFECT FAMILY HOME...

This substantial four-bedroom semi-detached house, beautifully presented across three spacious floors, offers an ideal home for a growing family. The property boasts an inviting ground floor with an entrance hall, two generously sized reception rooms, and a modern fitted breakfast kitchen complemented by a utility room featuring a convenient dog shower. The ground floor is enhanced by newly fitted Karndean flooring and a W/C. The first floor hosts three large double bedrooms, each with ample space, and includes en-suites to both the master and second bedroom, alongside a luxurious four-piece family bathroom suite. The second floor offers an additional large double bedroom and a versatile loft space that can be used as a storage room or playroom. Externally, the property features a driveway for three cars, an integral garage, and a generously sized rear garden with a patio and expansive lawn, providing a perfect outdoor retreat. Situated within a vibrant community featuring excellent local amenities, including shops, cafes, a doctor surgery, and restaurants. It offers top-rated schools, making it ideal for families, while scenic parks and green spaces provide opportunities for outdoor leisure. With strong transport links such as the M1, Bramcote lane tram stop, and train services, Beeston ensures easy commuting to Nottingham and beyond, appealing to both professionals and families.

MUST BE VIEWED





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Utility With Dog Shower & W/C
- Three Bathroom Suites
- Loft Storage / Play Room
- Generous-Sized Garden
- Driveway For Multiple Cars & Integral Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has Karndeian flooring, carpeted stairs, a radiator, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

Living Room

16'10" x 12'5" (5.14m x 3.80m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, a TV point, Karndeian flooring, a radiator, and double wooden doors with glass inserts leading into the dining room.

Dining Room

12'4" x 12'5" (3.78m x 3.81m)

The dining room has Karndeian flooring, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

11'6" x 14'11" (3.51m x 4.56m)

The kitchen has a range of fitted shaker-style base and wall units with worktops and a fitted breakfast bar, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, a range cooker with an extractor fan, tiled splashback, Karndeian flooring, recessed spotlights, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Utility Room

6'2" x 8'6" (1.88m x 2.61m)

The utility room has space for a fridge freezer, space and plumbing for a washing machine, space for a tumble-dryer, Karndeian flooring, a dog shower enclosure, partially tiled walls, Karndeian flooring, a radiator, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing side access.

W/C

3'1" x 6'4" (0.96m x 1.94m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built airing cupboard which houses the combi-boiler, and provides access to the first floor accommodation.

Bedroom One

11'2" x 15'0" (3.42m x 4.59m)

The master bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a TV point, a radiator, and access into the en-suite.

En-Suite

4'2" x 7'4" (1.29m x 2.26m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, wood-effect flooring, a radiator, a chrome towel rail, an extractor, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'9" x 11'3" (3.60m x 3.45m)

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

En-Suite Two

4'3" x 6'4" (1.30m x 1.95m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, wood-effect flooring, a radiator, a chrome towel rail, an extractor, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

14'9" x 7'5" (4.51m x 2.28m)

The third bedroom has a Velux window, carpeted flooring, and a radiator.

Bathroom

9'8" x 7'6" (2.96m x 2.31m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a sunken bath with a tiled surround, a shower enclosure with a mains-fed shower, an extractor fan, partially tiled walls, tiled flooring, recessed spotlights, a chrome heated towel rail, and a Velux window.

SECOND FLOOR

Upper Landing

12'7" x 10'10" (3.85m x 3.31m)

The upper landing has carpeted flooring, a Velux window, an eaves storage cupboard, and provides access to the second floor accommodation.

Bedroom Four

11'10" x 19'8" (3.63m x 6.00m)

The fourth bedroom has two Velux windows, carpeted flooring, an eaves storage cupboard, and a radiator.

Play Room / Loft Storage

10'5" x 8'0" (3.18m x 2.45m)

This space has carpeted flooring, a vaulted ceiling, and a Velux window.

OUTSIDE

Front

To the front of the property is off-street parking for three cars, a range of plants and shrubs, access into the garage, courtesy lighting, and side access to the rear garden.

Garage

7'6" x 18'2" (2.30m x 5.55m)

The garage has lighting and an up and over door opening out onto the driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, an outdoor tap, a lawn, a further patio area, a range of plants and shrubs, raised planters, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G, Limited 5G coverage
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+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – N/A
Other Material Issues – N/A

DISCLAIMER

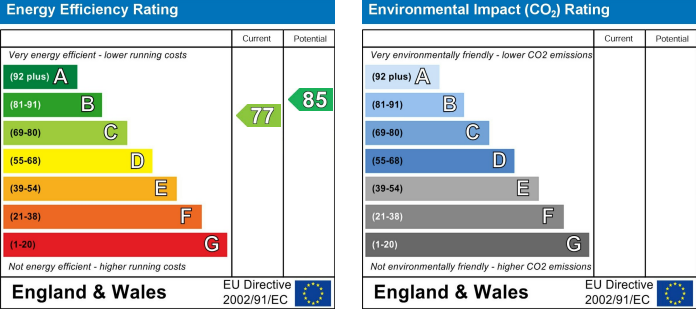
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

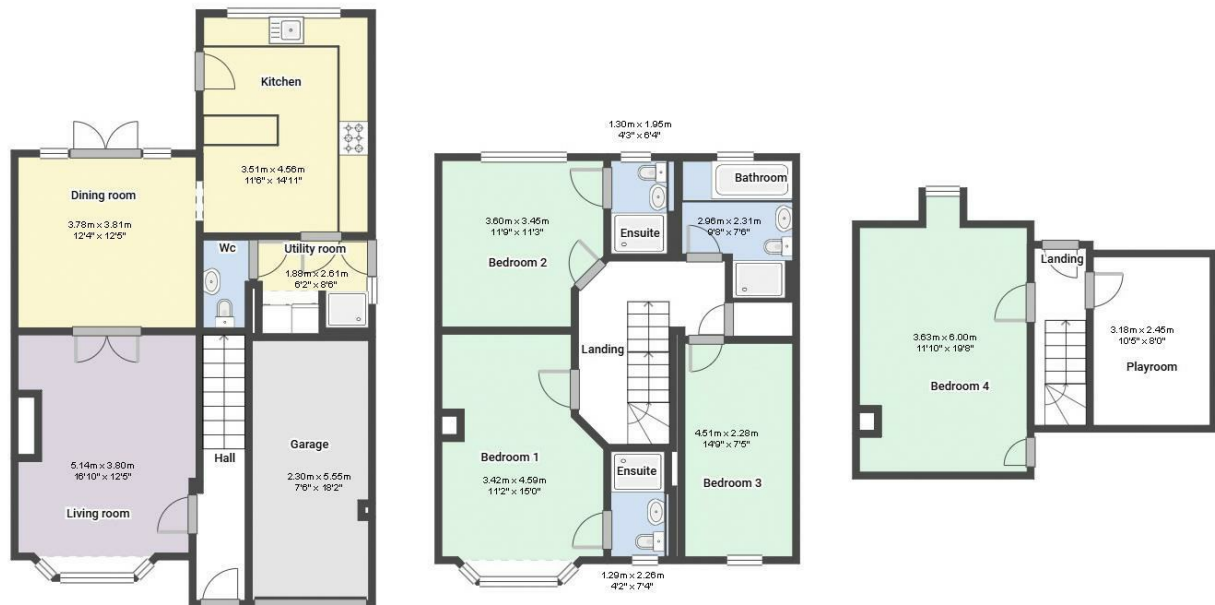
The vendor has advised the following:
Property Tenure is Freehold

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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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