

HoldenCopley

PREPARE TO BE MOVED

Valmont Road, Bramcote, Nottinghamshire NG9 3JL

Guide Price £375,000

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GUIDE PRICE £375,000 to £400,000

DETACHED HOUSE WITH SUBSTANTIAL GARDEN...

Nestled in the sought-after and peaceful location of Bramcote, this well-maintained three-bedroom detached home is offered to the market with no upward chain, making it an ideal opportunity for a range of buyers. Conveniently positioned close to excellent local amenities, reputable school catchments, and superb transport links via the A52, the property boasts a spacious and versatile layout. The ground floor comprises a welcoming porch and entrance hall, a bright and airy living room open plan to the dining area, a conservatory, and a well-appointed fitted kitchen. Upstairs, the first-floor landing leads to three generously sized bedrooms, all serviced by a family bathroom suite. Externally, the property has a driveway offering ample off-road parking and access to a tandem garage. To the rear, a fantastic-sized garden provides an extensive lawn and multiple patio areas, perfect for outdoor relaxation and entertaining.

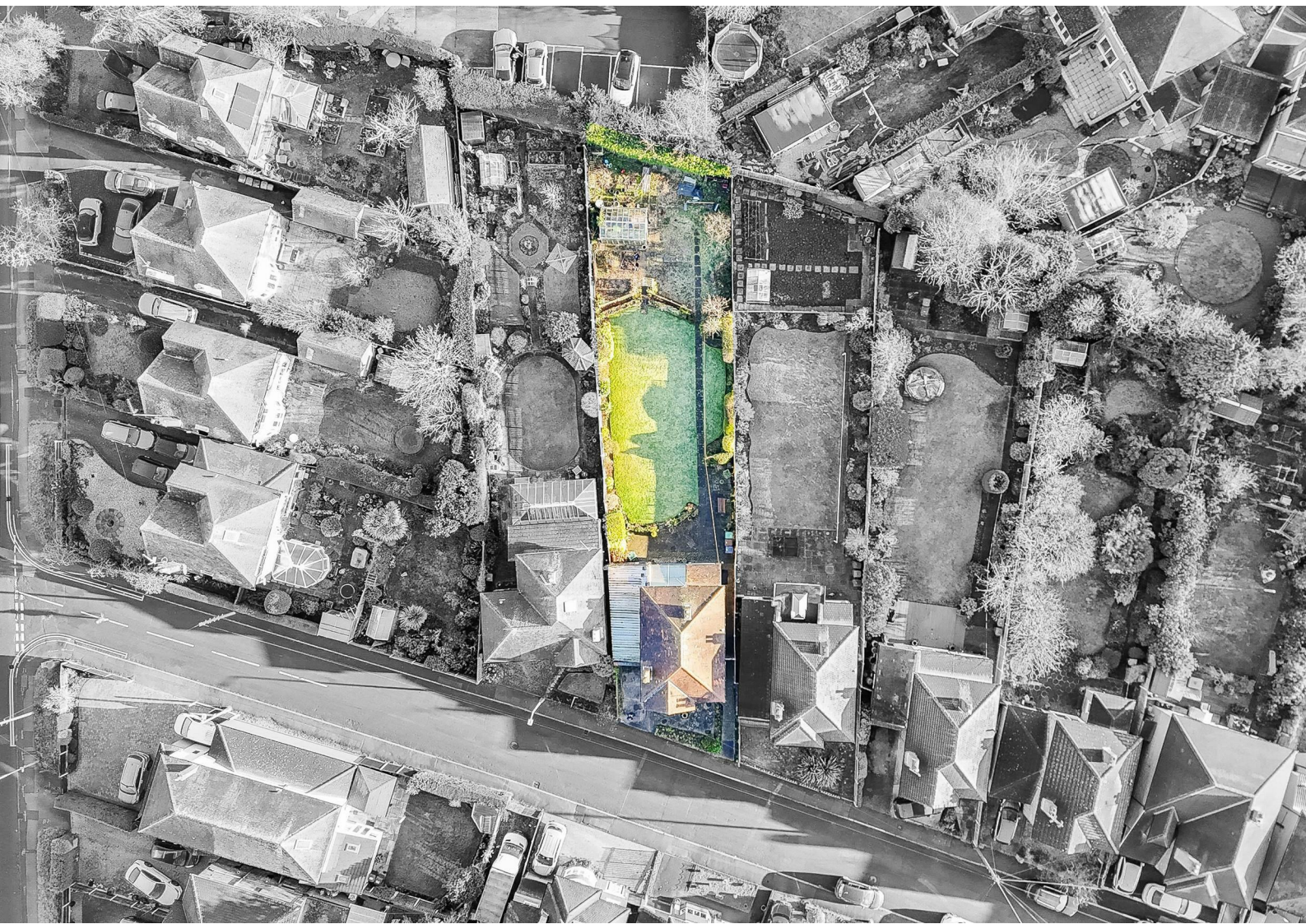
MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Tandem Garage
- Fantastic-Sized Garden
- No Upward Chain





GROUND FLOOR

Porch

6’3" × 2’3" (1.91m × 0.71m)

The porch has carpeted flooring and double UPVC doors providing access into the accommodation.

Entrance Hall

13’0" × 6’5" (max) (3.98m × 1.98m (max))

The entrance hall has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the side elevation, stained-glass windows and a wooden door with stained-glass inserts via the porch.

Under-Stair Pantry Cupboard

4’6" × 2’10" (1.39m × 0.88m)

The pantry cupboard has a UPVC double-glazed obscure window to the side elevation and wall-mounted coat hooks.

Living Room

14’11" × 11’5" (max) (4.56m × 3.49m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and open access into the dining room.

Dining Room

12’11" × 11’5" (max) (3.95m × 3.49m (max))

The dining room has carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and a sliding patio door into the conservatory.

Conservatory

10’2" × 5’2" (3.12m × 1.58m)

The conservatory has vinyl flooring, a polycarbonate roof with a wooden frame, exposed brick walls, a UPVC double-glazed window to the rear elevation, and a sliding patio door to access the rear garden.

Kitchen

15’1" × 7’8" (max) (4.61m × 2.34m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an under-counter fridge, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Garage

25’9" × 9’6" (7.87m × 2.92m)

The garage has a single-glazed window to the rear elevation, a fitted workbench, power points, lighting, access to the garden, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

8’7" × 6’5" (max) (2.62m × 1.98m (max))

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

Bedroom One

14’11" × 11’6" (max) (4.57m × 3.52m (max))

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

Bedroom Two

12’11" × 11’5" (3.95m × 3.50m)

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

Bedroom Three

7’6" × 6’5" (2.31m × 1.98m)

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

Bathroom

9’4" × 6’5" (max) (2.87m × 1.98m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, wood-effect flooring, partially tiled walls, a radiator, and UPVC double-glazed windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a driveway, access into the garage, courtesy lighting, and gated access to the side.

Rear

To the rear of the property is a private enclosed garden with patio areas, an extensive lawn, rockery, a range of plants and shrubs, courtesy lighting, a greenhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G 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 - High risk for surface water / very low for rivers & sea
- Non-Standard Construction – TBC
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

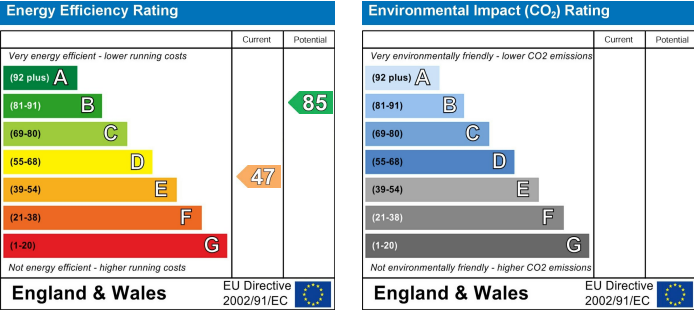
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.

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.
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