

HoldenCopley

PREPARE TO BE MOVED

Burgh Hall Close, Beeston, Nottinghamshire NG9 5JH

Guide Price £280,000 - £300,000

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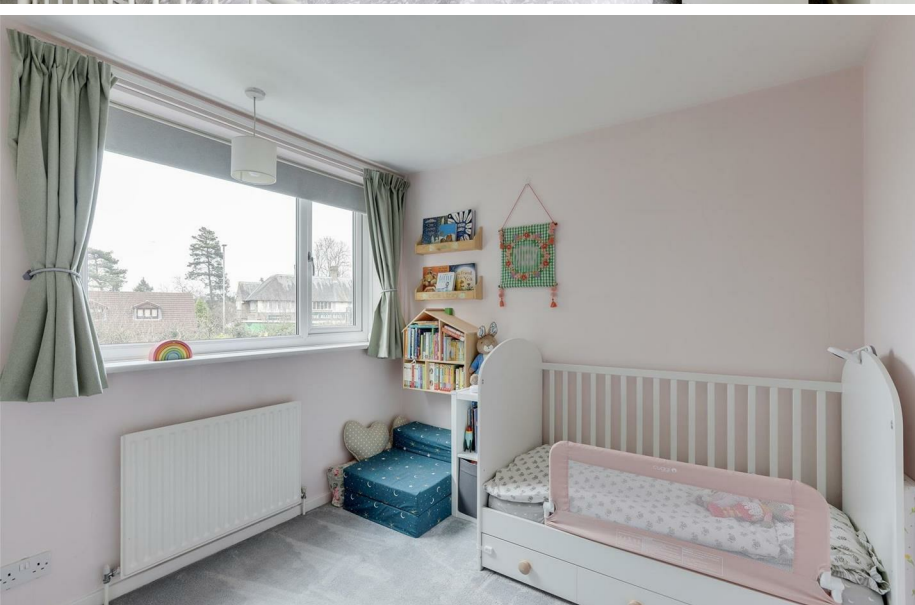
GUIDE PRICE £280,000 - £300,000

DETACHED FAMILY HOME IN A POPULAR LOCATION...

This three-bedroom detached house is an ideal family home, situated in a popular location close to a variety of local amenities including shops, schools, and excellent commuting links. Upon entering the property, you are greeted by an entrance porch that leads into the spacious reception room, offering a welcoming and comfortable space for family gatherings or relaxing. The modern kitchen diner is well-equipped to meet all your culinary needs, with patio doors opening directly into the rear garden, seamlessly blending indoor and outdoor living. The upper floor boasts two well-proportioned double bedrooms, offering plenty of space for family members or guests, as well as a single bedroom, perfect for a child's room, home office, or study. The three-piece family bathroom suite serves the bedrooms on this level. Outside, the front of the property features a driveway providing off-road parking, along with a lawn that adds to the home's kerb appeal. The generous rear garden is a true highlight, featuring a well-maintained lawn, a patio seating area, an array of plants and shrubs, and a charming summerhouse, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Generous Sized Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 3'1" (1.81m x 0.96m)

The porch has carpeted flooring, two full-height obscure windows to the front elevation and a single composite door providing access into accommodation.

Living Room

16'11" x 12'10" (max) (5.17m x 3.93m (max))

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

Kitchen Diner

16'10" x 8'9" (max) (5.15m x 2.68m (max))

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a drainer and swan neck mixer tap, an integrated oven, hob, microwave, extractor hood & dishwasher, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the side of the property and a sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

8'6" x 6'3" (2.60m x 1.92m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

12'10" x 10'4" (max) (3.92m x 3.15m (max))

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

Bedroom Two

10'3" x 8'9" (max) (3.13m x 2.68m (max))

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

Bedroom Three

7'4" x 6'3" (max) (2.25m x 1.92m (max))

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

Bathroom

6'3" x 5'6" (max) (1.92m x 1.69m (max))

The bathroom has a low level dual flush W/C, a half-pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, waterproof partially panelled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for up to two cars, gated access to the rear garden, a lawn, hedge borders and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a lawn, a paved patio area, a shed, a large summerhouse with a decked area, a range of plants and shrubs and fence panelling boundaries.

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

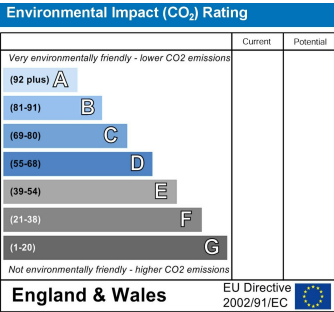
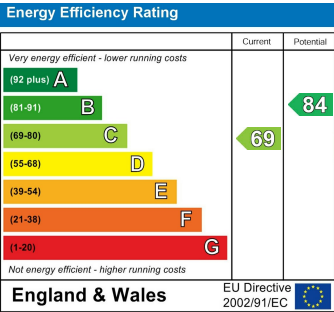
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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 - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 3G & 4G
- 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



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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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