

# HoldenCopley

PREPARE TO BE MOVED

Chilwell Lane, Bramcote, Nottinghamshire NG9 3DU

---

Offers Over £550,000 - £600,000



Chilwell Lane, Bramcote, Nottinghamshire NG9 3DU





## THE PERFECT FAMILY HOME...

This exceptional five-bedroom detached home is beautifully presented and thoughtfully updated, offering spacious accommodation ideal for a growing family. Boasting a range of fantastic improvements over the years, including an open-plan kitchen diner, a refurbished utility room, and a modernized bathroom, this property is truly move-in ready. Situated in a sought-after residential location, it is just a short distance from a variety of local shops, schools, and amenities, as well as Beeston Town Centre. Excellent transport links, including the A52 and M1, tram links and main bus routes, provide convenient access for commuting further afield. The ground floor welcomes you with an inviting entrance hall leading to a WC, a stylish Magnet-fitted kitchen featuring high-end integrated appliances, a breakfast bar, and ample space for dining. A separate utility room and a generously sized living room complete this level. Upstairs, five well-proportioned bedrooms are serviced by a contemporary family bathroom, while the master suite benefits from an en-suite and a dedicated dressing room. Outside, the property offers ample off-road parking with a driveway, carport, and a single garage. To the rear, a private enclosed garden features a patio area and a well-maintained lawn, perfect for outdoor enjoyment.

MUST BE VIEWED







- Substantial Detached House
- Five Bedrooms
- Stylish Fitted Magnet Kitchen With High-End Appliances
- Spacious Living Room
- Utility & WC
- Bathroom & En-Suite
- HIVE Heating & Viessmann Boiler
- Driveway With Car-Port & Detached Garage
- Private Enclosed Garden
- Excellent Transport Links











## GROUND FLOOR

### Entrance Hall

7'0" x 19'3" (2.15m x 5.89m)

The entrance hall features Polyflor Camaro LVT flooring with a recessed entrance mat, a radiator, carpeted stairs, ceiling coving, an in-built cloak cupboard, a wall-mounted consumer unit and security alarm panel, and a single composite door leading into the accommodation.

### WC

2'9" x 6'2" (0.85m x 1.88m)

This space includes a low-level dual flush WC, a pedestal wash basin with a tiled splashback, Polyflor Camaro LVT flooring, a radiator, and an extractor fan.

### Living Room

12'0" x 18'5" (3.67m x 5.63m)

The living room features a UPVC double-glazed window to the front elevation, Polyflor Camaro LVT flooring, two radiators, a TV point, ceiling coving, and a feature fireplace with a decorative surround. Full-height UPVC double-glazed windows flank double French doors that open onto the garden.

### Kitchen Diner

9'3" x 23'5" (2.83m x 7.16m)

The Magnet-fitted kitchen boasts a range of handleless base and wall units with a wrap-around compact laminate worktop and breakfast bar, an undermount sink and a half with a Quooker instant boiling water tap, and an integrated Elica induction hob with a built-in extractor fan. Additional integrated appliances include a Hotpoint oven, a Hotpoint combi-oven, an Indesit fridge freezer, and a Whirlpool dishwasher. The space is finished with a tiled splashback, a radiator, Polyflor Camaro LVT flooring, and a UPVC double-glazed window to the front elevation. Open-plan to the dining area, this space features a vertical radiator, a partially vaulted ceiling with a skylight window, recessed spotlights, and bi-folding doors leading to the rear garden.

### Utility Room

6'4" x 5'6" (1.95m x 1.69m)

The utility room features a fitted handleless base unit with a compact laminate worktop, an undermount sink with a swan neck mixer tap, and a wall-mounted Viessmann boiler. It offers space and plumbing for a washing machine, space for a tumble dryer, and includes Polyflor Camaro LVT flooring, an extractor fan, a wall-mounted clothes drying rack, and a single composite door leading to the garden.

## FIRST FLOOR

### Landing

16'6" x 12'9" (5.05m x 3.91m)

The landing boasts a double-height stairway, carpeted flooring, a UPVC double-glazed window to the rear elevation, a radiator, and an in-built cupboard. It also provides access to the partially boarded and insulated loft with lighting via a drop-down ladder and leads to the first-floor accommodation.

### Bedroom One

12'8" x 14'0" (3.88m x 4.27m)

The first bedroom features a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator, with open access to a dressing room and direct entry into the en-suite.

### En-Suite

5'6" x 7'4" (1.68m x 2.24m)

The en-suite has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Dressing Room

5'6" x 4'3" (1.68m x 1.30m)

The dressing room has a UPVC double-glazed obscure window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and a fitted triple wardrobe.

### Bedroom Two

9'1" x 12'4" (2.78m x 3.76m)

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

### Bedroom Three

8'7" x 10'6" (2.62m x 3.22m)

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

### Bedroom Four

8'11" x 9'0" (2.74m x 2.76m)

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

### Bedroom Five

9'5" x 8'5" (2.89m x 2.59m)

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

## Bathroom

5'4" x 7'10" (1.65m x 2.40m)

The bathroom has a low level dual flush WC, a vanity unit wash basin, an electrical shaving point, a wall-mounted LED mirror, an 'L' shaped bath with a mains-fed shower and a shower screen, Herringbone-style flooring, fully tiled wall, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway leading to a car-port with access into the garage.

### Garage

9'6" x 17'9" (2.92m x 5.42m)

The garage has lighting, power points, a single door to access the garden, and an up and over door opening out onto the front driveway.

### Rear

The rear of the property boasts a private, enclosed north-facing garden featuring a patio area, a lawn, external power sockets, courtesy lighting, and a variety of trees, plants, and shrubs. It also offers side access to the garage and is enclosed by fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach

Broadband Speed - Ultrafast available - 330 Mbps (download) 50 Mbps (upload)

Phone Signal - Some 4G / 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 - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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:

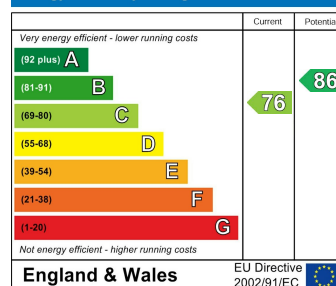
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

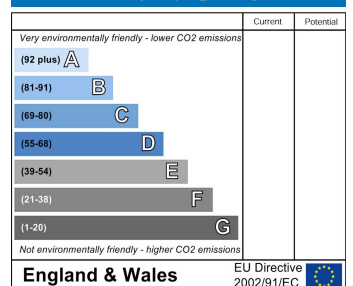
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





# Chilwell Lane, Bramcote, Nottinghamshire NG9 3DU

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.