

# HoldenCopley

PREPARE TO BE MOVED

Cow Lane, Bramcote, Nottinghamshire NG9 3BB

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Guide Price £600,000 - £650,000



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#### DETACHED BUNGALOW...

This charming detached bungalow is set on a generous plot, perfectly positioned just a stone's throw from open fields while also benefiting from excellent transport links via the A52. This home is ideal for those who appreciate both comfort and outdoor space. Upon entering, a spacious and welcoming hallway provides access to the main accommodation. The bright and airy living room enjoys views to the front, rear, and side. The heart of the home is the beautifully designed kitchen diner, complete with a stylish marble breakfast and coffee bar. Double French doors open onto the garden, seamlessly blending indoor and outdoor living. The master bedroom is a true retreat, featuring a dedicated dressing area that leads into a private en-suite. There are three additional well-proportioned bedrooms, one of which benefits from direct access to the garden, offering versatility and convenience. A modern three-piece bathroom suite serves the remaining bedrooms and guests. Beyond the main level, the property extends to a lower section, where a useful utility room and direct access to the spacious double garage can be found, adding practicality to everyday living. Outside, the beautifully landscaped garden is a standout feature, with a block-paved driveway providing ample parking for multiple vehicles. Raised planted borders frame the frontage, showcasing an array of established plants, shrubs, and fruit trees, including varieties of eating and cooking apples, as well as a productive fig tree. Steps lead up to the expansive rear and side garden, where a covered veranda with a patio area provides the perfect setting for outdoor dining and relaxation. Security and courtesy lighting, an outside tap, and further planted borders enhance the appeal, with a gravelled area, a shed, a wooden greenhouse, and a sturdy brick wall boundary.

MUST BE VIEWED







- Detached Bungalow
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner & Utility Room
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Double Garage & Driveway
- Large Plot
- Well-Presented Throughout
- Must Be Viewed











GROUND FLOOR

Hall

The hall has a hardwood double glazed window to the side elevation, wood and carpeted flooring, triple in-built cupboard, coving to the ceiling, two radiators, and a door providing access into the accommodation.

Living Room

18’0" x 17’2" (5.51m x 5.25m)

The living room has two full height hardwood double glazed windows to the side elevation, two hardwood double glazed windows to the front elevation, a TV point, a feature glazed gas log fire with a decorative surround, coving to the ceiling, two radiators, engineered wood flooring, and sliding patio doors opening to the garden.

Kitchen Diner

19’7" x 16’3" max (5.99m x 4.97m max)

The kitchen diner has a range of fitted base and wall units with worktops and a marble breakfast /coffee bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, an integrated microwave, an integrated dishwasher, space for a fridge freezer, space for a dining table, recessed spotlights, two radiators, two Velux windows, windows to the rear and side elevations, and double French doors opening to the rear garden.

Bedroom One

12’4" x 16’0" (3.76m x 4.88m)

The first bedroom has hardwood double glazed windows to the front and side elevation, coving to the ceiling, a range of fitted wardrobes, wood-effect flooring, and access into the en-suite.

En-Suite

6’0" x 8’7" (1.83m x 2.62m)

The en-suite has a hardwood double glazed obscure window to the side elevation, a low level flush W/C with a wall-mounted shower hose, a wall-mounted wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower head, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring with underfloor heating.

Bedroom Two

13’2" x 12’5" max (4.03m x 3.79m max)

The second bedroom has a hardwood double glazed window to the rear elevation, a full-height window to the side elevation, a radiator, coving to the ceiling, carpeted flooring, and a door opening to the rear garden.

Bedroom Three

8’11" x 9’4" (2.74m x 2.86m)

The third bedroom has a hardwood double glazed window to the front elevation, a radiator, a range of fitted furniture, and carpeted flooring.

Bedroom Four

8’10" x 7’8" (2.71m x 2.35m)

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

Bathroom

6’2" x 6’10" (1.89m x 2.10m)

The bathroom has two hardwood double glazed obscure windows to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a sunken bath with a wall-mounted electric shower fixture and shower screen, a heated towel rail, partially tiled walls, and tiled flooring.

LOWER LEVEL ACCOMMODATION

Hall

The hall has carpeted flooring, an in-built cupboard, access into the utility room and garage.

Uitlity

4’5" x 5’8" (1.36m x 1.74m)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, a low level flush W/C, and laminate flooring.

Double Garage

16’0" x 18’0" (4.89m x 5.50m)

The double garage has lighting, electric, ample storage, two electric doors opening onto the driveway.

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the double garage

and additional parking to the side for a number of vehicles, various raised planted borders with established plants, shrubs and bushes, and steps up the side and rear garden.

Rear

To the rear of the property is a patio area under a covered veranda with security lighting, an outside tap, planted borders, a gravelled area, established plants shrubs and bushes, a shed, a wooden greenhouse, and a bricked wall boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 90Mbps and Upload Speed 20Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G& 5G
- 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

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.

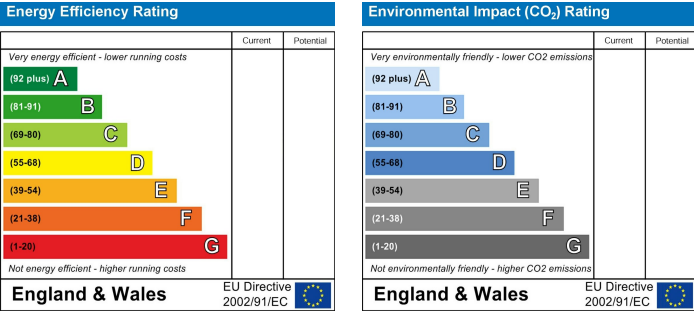
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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