

# HoldenCopley

PREPARE TO BE MOVED

Rivergreen Crescent, Bramcote, Nottinghamshire NG9 3EP

---

**Guide Price £450,000 - £500,000**



Rivergreen Crescent, Bramcote, Nottinghamshire NG9 3EQ





GUIDE PRICE £450,000 - £475,000

SOUGHT-AFTER LOCATION...

This spacious four-bedroom detached family home is situated in a sought-after location, offering convenience and excellent transport links. Close to local amenities, shops, restaurants, and schools, the property is also near Wollaton Hall & Deer Park. Commuters will benefit from easy access to J25 of the M1, East Midlands Airport, and nearby train stations. The ground floor boasts a bright and spacious reception room with ample space for dining, perfect for family gatherings and entertaining. The kitchen meets all culinary needs, complemented by a utility room and a ground-floor W/C for added practicality. A versatile second reception room offers flexibility as a home office, playroom, or additional living space. Upstairs, there are three generous double bedrooms, a comfortable single bedroom, and a bathroom with a separate W/C. Externally, the property features a driveway providing off-road parking and a front garden with plants and shrubs, adding to its kerb appeal. The enclosed rear garden offers two patio seating areas and lawns surrounded by mature plants and shrubs, creating a private and relaxing outdoor space.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Bathroom With A Separate W/C
- Driveway
- Enclosed Rear Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'1" max x 7'10" (4.62m max x 2.41m)

The entrance hall has carpeted flooring, an in-built storage cupboard, two UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

24'4" max x 12'0" (7.42m max x 3.66m)

The living room has carpeted flooring, a feature open fireplace with an exposed brick surround, a UPVC double-glazed window to the front elevation and sliding patio doors opening out to the rear garden.

Kitchen

10'10" x 8'7" (3.31m x 2.64m)

The kitchen has a range of fitted base and wall units with a stainless steel sink with a swan neck mixer tap, an integrated double oven, a gas ring hob, an extractor fan and a fridge, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

Lobby

2'9" x 2'8" (0.85m x 0.82m)

The lobby has tiled flooring and a recessed spotlight.

Utility Room

7'10" x 7'8" (2.41m x 2.34m)

The utility room has a worktop with a sink and taps, space and plumbing for a washing machine and dishwasher, partially tiled walls, a wall-mounted boiler, recessed spotlights, an electric room heater, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

4'4" x 3'0" (1.34m x 0.92m)

This space has a low level dual flush W/C, a pedestal wash basin, an electric room heater, tiled walls and flooring, recessed spotlights and an extractor fan.

Store Room

7'8" x 3'10" (2.35m x 1.19m)

The store room has ample storage space.

Reception Room

13'8" x 7'7" (4.18m x 2.32m)

The reception room has carpeted flooring, a wall-mounted electric room heater, recessed spotlights and two UPVC double-glazed windows to the front and side elevations.

FIRST FLOOR

Landing

13'7" max x 10'2" (4.15m max x 3.11m)

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

Master Bedroom

12'0" max x 12'0" (3.68m max x 3.67m)

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

Bedroom Two

11'1" x 11'10" (3.64m x 3.62m)

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

Bedroom Three

12'1" x 7'10" (3.70m x 2.39m)

The third bedroom has carpeted flooring, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Four

7'11" x 7'10" (2.42m x 2.41m)

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

Bathroom

7'8" x 5'5" (2.36m x 1.66m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a wall-mounted electric shaving point, an in-built storage cupboard, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'11" x 2'9" (1.50m x 0.86m)

This space has a low level flush W/C, tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, gated access to the rear garden, a lawn and plants and shrubs.

Rear

To the rear of the property is an enclosed garden with two paved patio areas, a lawn, a gravel area, a shed, plants and shrubs, fence panelling and hedge border boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G - some coverage of 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 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.

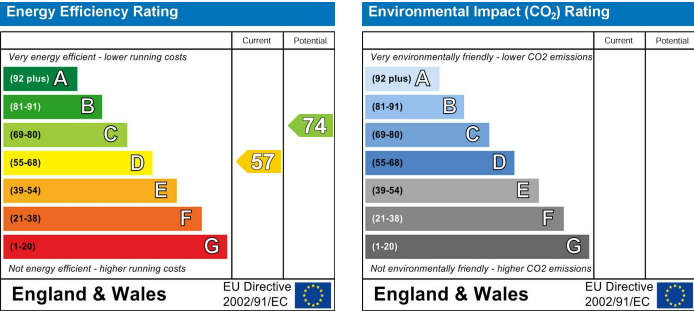
The vendor has advised the following:

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.

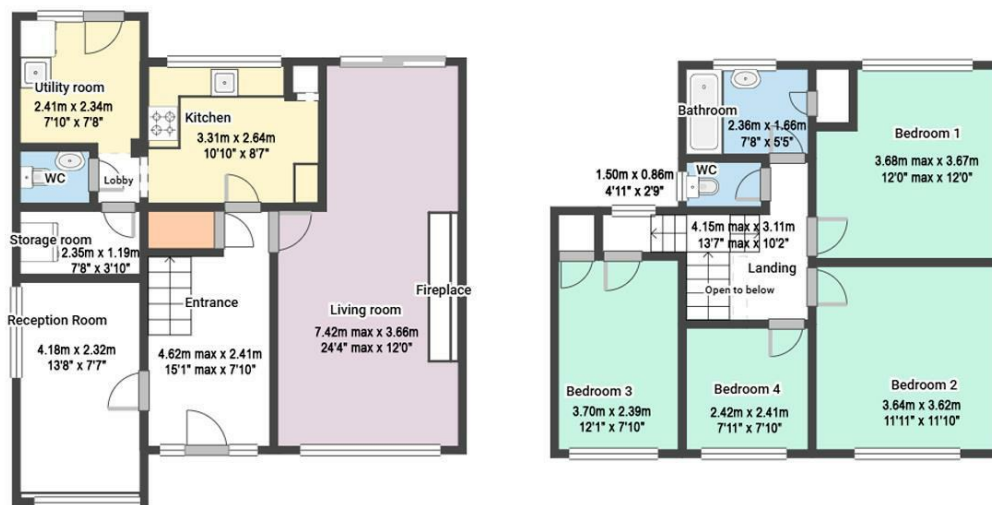
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





# Rivergreen Crescent, Bramcote, Nottinghamshire NG9 3EQ



## 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 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.