

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:

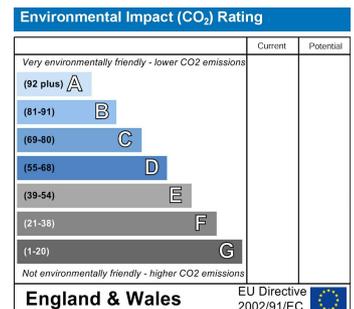
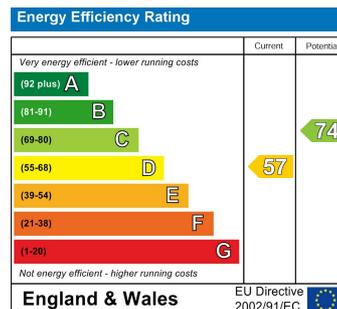
Property Tenure is Freehold

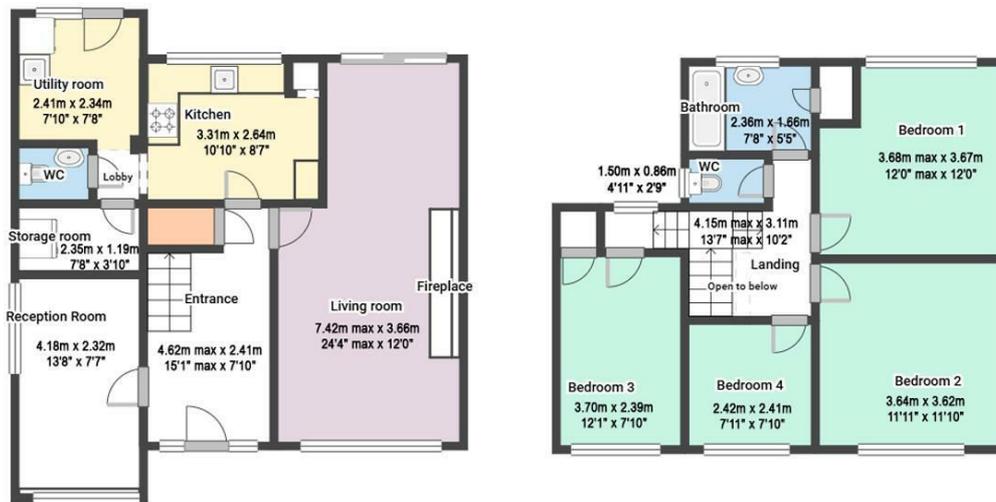
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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