

HoldenCopley

PREPARE TO BE MOVED

Burnside Drive, Bramcote, Nottinghamshire NG9 3EF

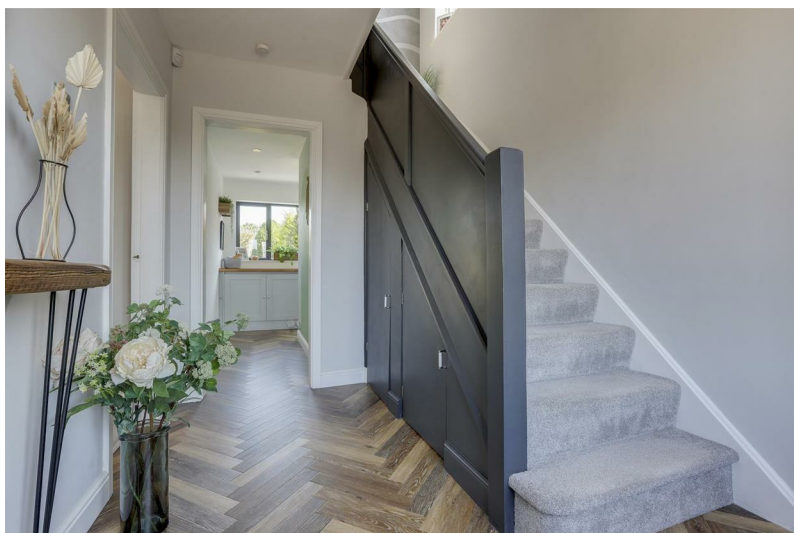
Guide Price £525,000 - £550,000

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GUIDE PRICE: £525,000 - £550,000

Situated in a highly sought-after location, this substantial three-bedroom detached house is a true credit to the current owners, having been comprehensively renovated to a high standard in recent years. The property boasts new double-glazed windows to the rear, new flooring, HIVE-controlled heating, a new boiler and radiators, updated electrics, smartphone-enabled lighting, and much more, making it immaculately presented and move-in ready throughout. Notably, the property previously benefited from approved planning permission for a single/two-storey side extension (Broxtowe Borough Council ref: 21/00284/FUL), offering an exciting opportunity to further enhance the living space. To the ground floor, the accommodation comprises a welcoming entrance hall, a bay-fronted living room, and a stylish open-plan kitchen diner fitted with contemporary shaker-style units, quartz worktops, and a full range of integrated appliances—perfect for modern family life and entertaining. There is also a separate utility room and a convenient ground floor W/C. Upstairs, the first floor hosts two spacious double bedrooms and a generous single bedroom with fitted storage, all serviced by a modern four-piece bathroom suite, which includes a double-ended corner bathtub and a double walk-in rainfall shower enclosure. Outside, the front of the property features a block-paved driveway providing off-road parking for up to three vehicles, with access to an integral garage—currently used for storage and benefiting from electricity, making it ideal for EV charger installation. To the rear is a fantastic-sized enclosed garden, with a patio area, large lawn divided by a timber partition, and external power points—offering the perfect setting to add a garden room or outdoor office. Located close to a range of local amenities, excellent schools, and with easy access to transport links including the A52 and M1, this property offers the perfect blend of space and style.





- Completely Renovated Detached House
- Three Good-Sized Bedrooms
- Bay-Fronted Living Room
- Stylish Fitted Kitchen Diner With Integrated Appliances
- Utility & WC
- Four-Piece Bathroom Suite
- HIVE Heating & New Radiators Throughout
- Driveway For Multiple Cars
- Integral Garage - Potential For EV Charger
- Fantastic-Sized, Well Maintained Garden With Patio & Large Lawn





GROUND FLOOR

Entrance Hall

10'5" x 7'6" (max) (3.19m x 2.30m (max))

The entrance hall features LVT flooring, a vertical radiator, a wall-mounted security alarm panel, carpeted stairs, built-in under-stair storage, obscure front-facing windows, and a composite front door providing access into the accommodation.

Living Room

13'5" x 11'10" (max) (4.09m x 3.62m (max))

The living room offers a double-glazed bay window to the front, carpeted flooring, a column radiator, and a TV point.

Kitchen/Diner

20'8" x 15'8" (max) (6.31m x 4.78m (max))

The kitchen features shaker-style fitted base and wall units with quartz worktops and a central island. It includes a Belfast sink with a movable swan-neck mixer tap, integrated appliances such as a dishwasher, oven, Bosch combi microwave, fridge freezer, and a four-ring gas hob with extractor hood. Additional highlights include space for a dining table, column and vertical radiators, smartphone-controlled recessed spotlights, two Velux windows, tiled flooring, double-glazed rear windows, and large double doors leading to the rear garden.

Utility

11'5" x 7'5" (max) (3.50m x 2.28m (max))

The utility has a fitted base unit with a wooden worktop, LVT flooring, a double-glazed window to the rear elevation, and a single door providing access to the garden.

W/C

5'6" x 3'7" (max) (1.69m x 1.10m (max))

This space has a low level dual flush WC, a wash basin, LVT flooring, panelled walls, a wall-mounted combi boiler, recessed spotlights, and an extractor fan.

Garage

9'0" x 8'0" (max) (2.75m x 2.45m (max))

The garage has lighting, power points, and an electric shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

7'6" x 7'6" (max) (2.31m x 2.29m (max))

The landing has a double-glazed obscure window to the side elevation, carpeted flooring, access to the loft with lighting, and provides access to the first floor accommodation.

Bedroom One

13'11" x 11'11" (max) (4.25m x 3.64m (max))

The first bedroom has a double-glazed bay window to the front elevation, carpeted flooring, and a column radiator.

Bedroom Two

11'11" x 11'5" (3.64m x 3.50m)

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

Bedroom Three

8'11" x 7'6" (2.48m x 2.30m)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, a column radiator, and fitted wardrobes with storage cupboards.

Bathroom

8'5" x 7'5" (max) (2.59m x 2.28m (max))

The bathroom includes a low-level dual flush WC, a vanity unit with integrated storage and wash basin, an electric shaving point, a double-ended corner bathtub with central taps and pull-out shower head, and a double walk-in shower enclosure with both rainfall and handheld shower heads. Additional features include tiled flooring, partially tiled walls, a chrome heated towel rail, smartphone-controlled recessed spotlights, and a double-glazed window to the rear.

OUTSIDE

Front

To the front of the property is a block-paved driveway for three cars, access into the garage, raised planters, and side gated access to the rear garden.

Rear

To the rear of the property is a private, enclosed garden featuring a patio area, smartphone-controlled lighting, external power sockets, a lawn, and planted borders with a variety of decorative plants, shrubs, and mature trees. The garden is enclosed by fence panel boundaries and includes a timber partition for added privacy.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G 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 – Restrictive covenant - no more than 1 x detached dwelling on this plot
Other Material Issues – No

DISCLAIMER

The vendor has informed us that there has been a single-storey extension, which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

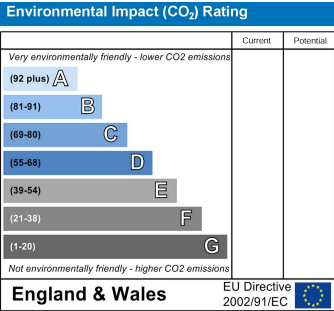
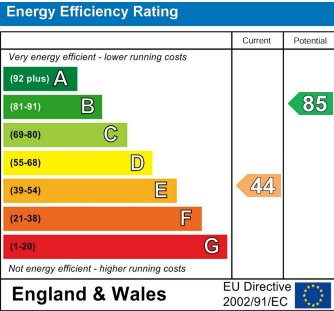
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.



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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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