

HoldenCopley

PREPARE TO BE MOVED

Bridle Road, Bramcote, Nottinghamshire NG9 3DH

£450,000

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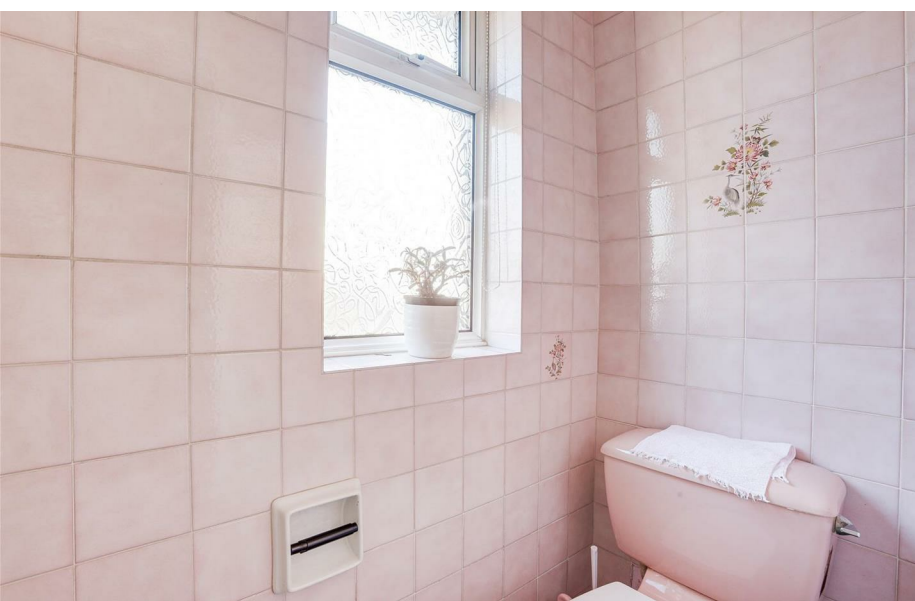


NO UPWARD CHAIN...

Nestled on a generous plot in the sought-after area of Bramcote, this substantial detached home is set back from the road, offering privacy and immense potential to become the perfect family residence. Available to the market with no upward chain, the property boasts a spacious and versatile layout across two floors. The ground floor comprises a porch leading into an entrance hall, a convenient WC, two generously sized reception rooms ideal for both relaxation and entertaining, and a fitted kitchen. Upstairs, four bedrooms are serviced by a family bathroom with a separate WC, while the master bedroom benefits from a dedicated dressing area. Outside, the impressive frontage features a driveway with space for four cars, alongside access to the integral garage. To the rear, a fantastic-sized mature garden provides a tranquil outdoor retreat, complemented by an outhouse and a practical outdoor utility room. With its desirable location and abundant potential, this property presents an exciting opportunity for a growing family looking to create their forever home.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Two WC's
- Driveway & Integral Garage
- Fantastic-Sized Garden
- Outdoor Utility & Outhouse
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

4*7" x 3*8" (1.41m x 1.13m)
The porch has carpeted flooring, UPVC double-glazed obscure windows, and a single UPVC door providing access into the accommodation.

WC

3*11" x 3*10" (1.21m x 1.18m)
This space has a low level flush WC, a wall-mounted wash basin, tiled splashback, carpeted flooring, a radiator with a chrome towel rail, and an extractor fan.

Entrance Hall

12*7" max x 8*5" (3.84m max x 2.59m)
The entrance hall has UPVC double-glazed windows to the side elevation, carpeted flooring, a radiator, an in-built cupboard, and a carpeted staircase with a decorative iron spindle banister.

Living Room

24*4" x 11*10" (7.43m x 3.62m)
The living room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, two radiators, coving to the ceiling, a feature fireplace, an obscure window to the side elevation into the dining room, and a sliding patio door to access the rear garden.

Dining Room

19*6" max x 8*11" (5.95m max x 2.73m)
The dining room has carpeted flooring, two radiators, an arched wall niche, in-built storage, and a sliding patio door opening out to the rear garden.

Kitchen

15*4" max x 8*0" (4.69m max x 2.46m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap and drainer, space for a cooker, an extractor fan, space for an under-counter appliance, vinyl flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and a single door providing side access.

FIRST FLOOR

Landing

12*3" x 3*8" (3.74m x 1.14m)
The landing has carpeted flooring, in-built cupboards, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12*0" x 9*9" into bay (3.66m x 2.99m into bay)
The first bedroom has a UPVC double-glazed bay window to the rear elevation, carpeted flooring, a radiator, fitted wall-to-wall wardrobes with overhead storage cupboards, and access into the dressing area.

Dressing Area

5*1" x 3*2" (1.57m x 0.97m)
The dressing area has carpeted flooring, a pedestal wash basin, tiled splashback, and an in-built wardrobe.

Bedroom Two

11*9" max x 9*10" (3.60m max x 3.00m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wardrobes with overhead storage cupboards.

Inner Landing

3*10" x 3*1" (1.18m x 0.96m)
The inner landing has carpeted flooring.

Bedroom Three

11*10" x 5*11" (3.63m x 1.82m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Four

8*7" max x 8*6" (2.63m max x 2.61m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built open cupboard, and a radiator.

WC

6*0" x 2*8" (1.84m x 0.83m)
This space has a low level flush WC, carpeted flooring, fully tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Bathroom

8*5" max x 8*0" (2.58m max x 2.46m)
The bathroom has a sunken wash basin with fitted storage underneath, a panelled bath with an overhead shower fixture, in-built cupboards, carpeted flooring, partially tiled walls, a radiator, ceiling tiles, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a range of mature plants and shrubs, and access to the garden.

Rear

To the rear of the property is an enclosed mature garden with a lawn, various plants and shrubs, a shed, a greenhouse, an outhouse, and fence panelling.

Outhouse

6*1" x 2*9" (1.86m x 0.86m)

Outdoor Utility

6*1" x 4*11" (1.86m x 1.52m)

ADDITIONAL INFORMATION

Broadband Networks - Openreach
Broadband Speed - Superfast available - 43 Mbps (download) 8 Mbps (upload)
Phone Signal – Good 4G / Limited 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

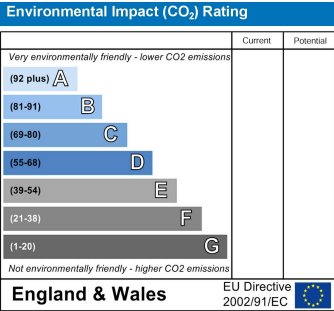
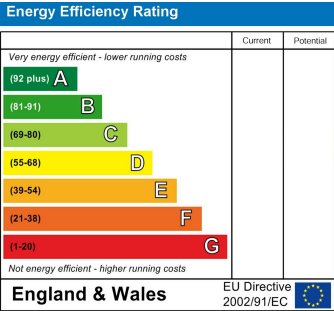
Council Tax Band Rating - Broxtowe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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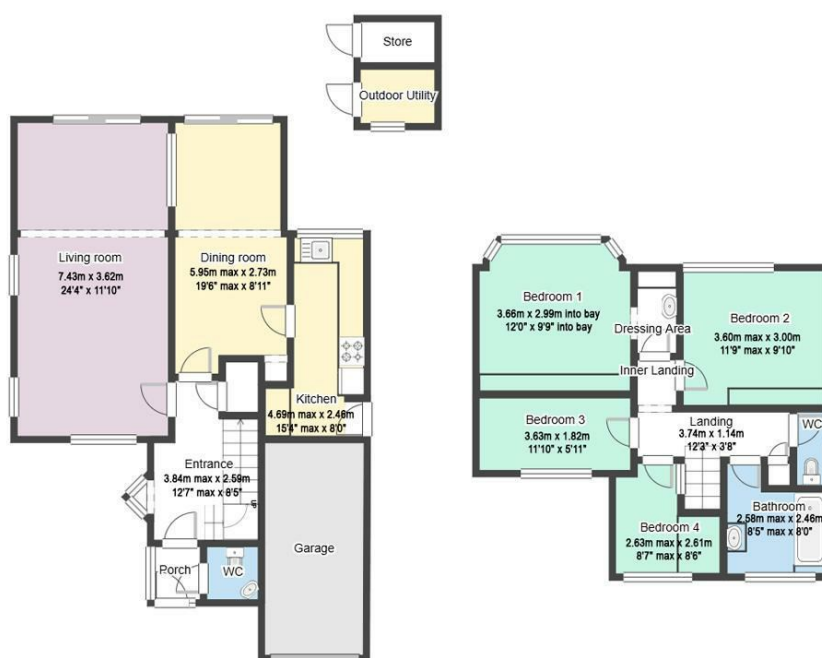
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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