

HoldenCopley

PREPARE TO BE MOVED

Charlbury Court, Bramcote, Nottinghamshire NG9 3NA

£450,000

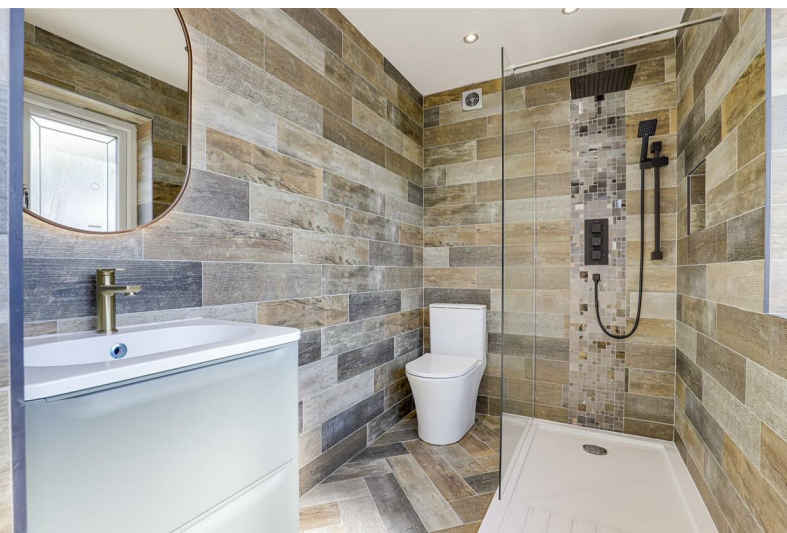
Charlbury Court, Bramcote, Nottinghamshire NG9 3NA



GUIDE PRICE £450,000 - £475,000

NO UPWARD CHAIN!

Offered to the market with no upward chain, this well-presented four-bedroom detached house has been fully renovated and offers spacious accommodation ideal for a growing family. Boasting a range of high-quality improvements—including a full electrical rewire and a brand-new consumer unit—this thoughtfully updated property is completely move-in ready. Situated in a sought-after residential location, it is just a short distance from a variety of local shops, schools, and amenities. Excellent transport links, including the A52 and the M1 motorway, as well as tram connections and bus routes, provide convenient access for commuting further afield. Internally, the ground floor of the property offers generous and comfortable living space. The spacious living room features stylish herringbone-style flooring, a charming feature fireplace, and a bow window, with open access into the dining room. From here, sliding patio doors lead into a bright and airy conservatory, which benefits from double French doors opening out to the rear garden. The contemporary fitted kitchen is finished with sleek, gloss handleless cupboards and includes a double oven and a five-ring gas hob, with a doorway leading through to the convenient utility room. A ground floor W/C completes the accommodation on this level. Upstairs, the first floor features a grand master bedroom with a private en-suite, alongside three further well-proportioned bedrooms. These are serviced by a stylish three-piece family bathroom suite, complete with a freestanding bath. Externally, the front of the property includes a lawn with established planting, a driveway providing off-street parking, and a detached double garage. To the rear, the private enclosed garden offers a perfect space to enjoy the outdoors, featuring a paved patio seating area, a lawn surrounded by mature greenery, a pergola, access to the garage, and a useful garden shed.





- Newly Renovated Detached Family Home
- Four Well-Proportioned Bedrooms
- Living Room With Feature Fireplace & Open Access To The Dining Room
- Bright & Airy Conservatory
- Large Modern Fitted Kitchen & Utility Room
- Ground Floor W/C, Family Bathroom & En-Suite
- Off-Street Parking & Detached Double Garage
- Private Enclosed Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'11" x 5'10" (max) (3.64m x 1.80m (max))
The entrance hall has tiled flooring, wooden stairs, an understairs cupboard, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

15'10" x 13'5" (max) (4.85m x 4.10m (max))
The living room has herringbone flooring, a feature fireplace with a decorative surround and a hearth, two radiators, coving to the ceiling, recessed spotlights, a UPVC double-glazed bow window to the front elevation, and open access to the dining room.

Dining Room

10'0" x 9'6" (3.07m x 2.90m)
The dining room has herringbone flooring, a radiator, coving to the ceiling, and double sliding doors leading into the conservatory.

Conservatory

10'9" x 9'10" (3.29m x 3.02m)
The conservatory has wood-effect flooring, a polycarbonate roof, a UPVC double-glazed windows to the rear and side elevations, and double French doors leading out to the rear garden.

W/C

4'11" x 3'5" (1.51m x 1.05m)
This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap, tiled flooring, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

14'9" x 9'6" (4.50m x 2.90m)
The kitchen has a range of fitted gloss handleless base and wall units with wood-effect worktops, a composite sink and a half with a swan neck movable mixer tap and a drainer, an integrated double oven, an integrated five-ring gas hob with a splashback and extractor fan, an integrated fridge freezer, tiled flooring, partially tiled walls, a vertical panel radiator, recessed spotlights, coving to the ceiling, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing side access.

Utility Room

8'2" x 5'0" (2.49m x 1.53m)
The utility room has a wood-effect worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, partially tiled walls, a wall-mounted combi-boiler, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

11'7" x 9'1" (max) (3.54m x 2.79m (max))
The landing has wooden floorboards, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'6" x 11'10" (4.14m x 3.63m)
The main bedroom has wooden floorboards, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

11'3" x 5'1" (max) (3.45m x 1.57m (max))
The en-suite has a low level flush W/C, a wall-mounted vanity-style wash basin with a mixer tap, a walk-in shower enclosure with wall-mounted handheld and rainfall shower fixtures, tiled flooring and walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'4" x 9'7" (max) (3.17m x 2.93m (max))
The second bedroom has wooden floorboards, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed windows to the rear elevation.

Bedroom Three

9'7" x 8'2" (max) (2.93m x 2.50m (max))
The third bedroom has wooden floorboards, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed windows to the rear elevation.

Bedroom Four

7'4" x 6'6" (2.26m x 2.00m)
The fourth bedroom has wooden floorboards, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed windows to the rear elevation.

Bathroom

8'0" x 6'6" (max) (2.44m x 2.00m (max))
The bathroom has a low level flush W/C, a countertop wash basin with a mixer tap, a freestanding bath with a floor-mounted freestanding mixer tap and shower fixture, tiled flooring, partially tiled walls, a vertical panel radiator, an in-built storage cupboard, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a detached double garage, a lawn, a planted area, and a fence panelled boundary.

Garage

17'6" x 17'2" (5.35m x 5.25m)
The detached double garage has two up and over doors and provides ample storage space.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, access to the detached garage, a pergola, a shed, gated access, and boundaries made up of fence panelling and mature hedges and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – some 5G and all 4G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

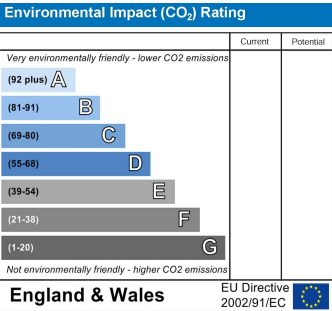
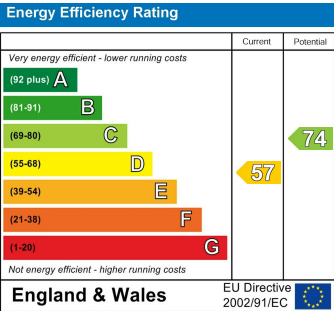
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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