

HoldenCopley

PREPARE TO BE MOVED

Bispham Drive, Toton, Nottinghamshire NG9 6GJ

£375,000

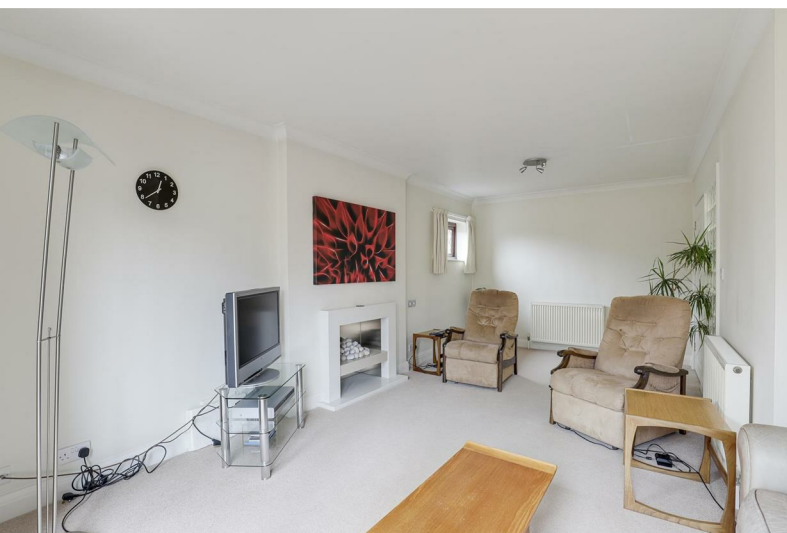
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NO UPWARD CHAIN...

Situated on a prominent corner plot, this well-presented detached bungalow offers a superb opportunity for those seeking comfortable single-storey living in a convenient location. With easy access to Banks Road Park, open green spaces, Manor Farm, local schools, shops, and a variety of amenities, the property also benefits from excellent transport links via the M1. The accommodation comprises an inviting entrance hall leading to a utility room and a three-piece bathroom suite. The generous kitchen provides practical space and side access, while the spacious living room features a charming fireplace and sliding patio doors that open onto the rear garden, bringing the outdoors in. The master bedroom enjoys the luxury of a dressing room and wet room style en-suite, complemented by two further well-sized bedrooms. The home benefits from 3ft/900mm doorways and level access throughout, making it wheelchair accessible. Externally, the property impresses with its mature landscaping. The front and side gardens are adorned with an established selection of shrubs, bushes, trees, and plants, enclosed by a brick wall topped with wrought iron railings and accessed via a secure gated entrance. To the rear, a sizeable block-paved area is perfect for seating or entertaining, bordered by thoughtfully planted greenery and mature trees for privacy. Convenient access to the garage completes this appealing home.

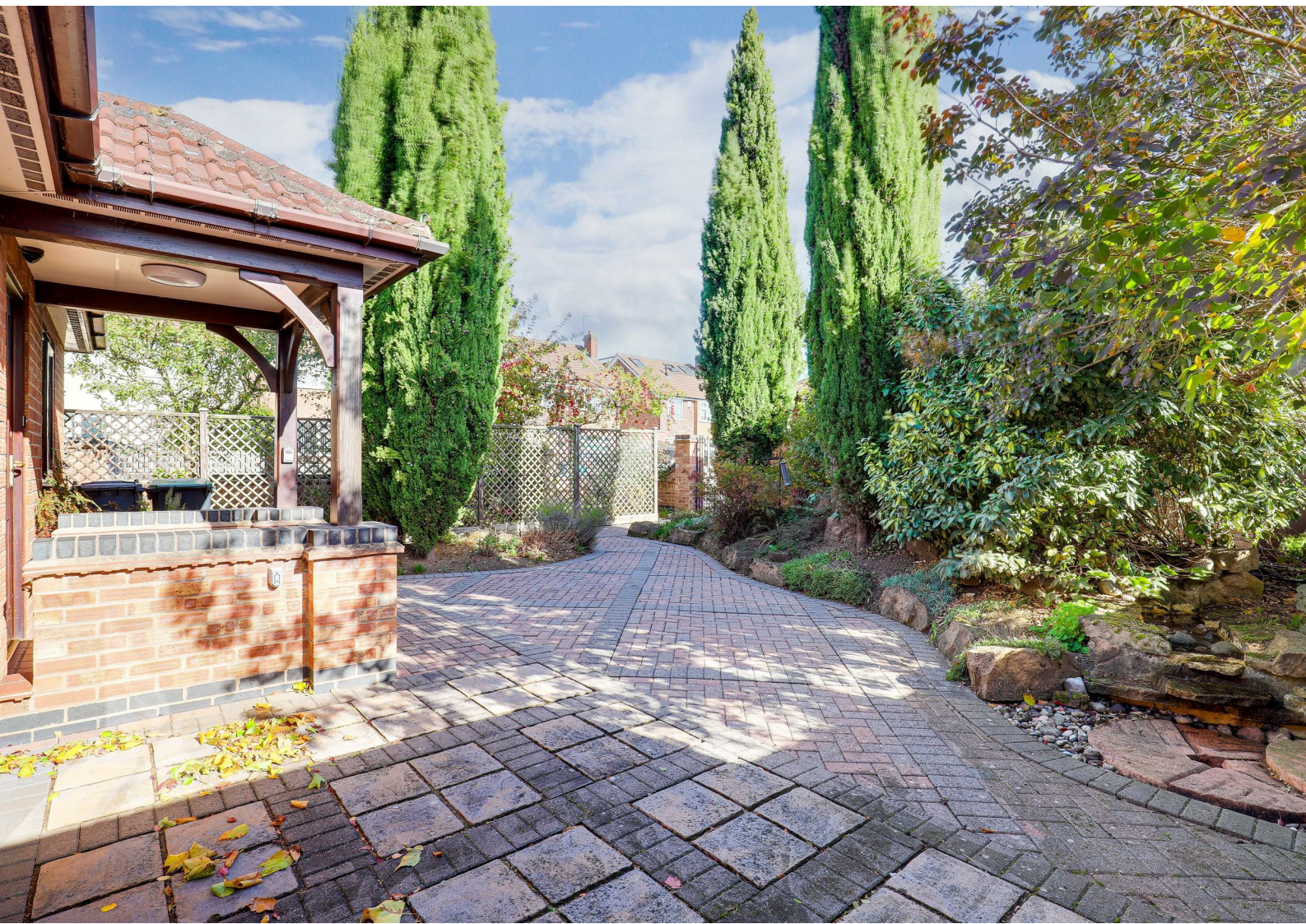
MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Wet Room En-Suite & Dressing Room To The Master Bedroom
- Double Garage & Driveway
- Corner Plot
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

21'5" x 15'5" (6.53m x 4.71m)

The entrance hall has LVT wood-effect flooring, two radiators, recessed spotlights, an in-built cupboard, a Velux window, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and a door providing access into the accommodation.

Living Room

20'0" x 12'7" (6.10m x 3.85m)

The living room has a UPVC double glazed window to the side elevation, a TV point, a feature fireplace, three radiators, carpeted flooring, and sliding patio doors opening to the rear garden.

Kitchen

16'2" x 11'6" (4.94m x 3.52m)

The kitchen has a range of fitted base and wall units with worktops, two stainless steel sinks with a swan neck mixer tap and drainer, two integrated ovens, two gas ring hobs, an integrated larder fridge, an integrated slimline dishwasher, an extractor hood, space for a dining table, coving to the ceiling, recessed spotlights, tiled splashback, vinyl flooring, two double glazed windows to the rear and side elevation, a door opening to the side elevation, and access into the utility room.

Utility Room

7'3" x 6'1" (2.23m x 1.87m)

The utility room has a double glazed windows to the side elevation, fitted base units with a worktops, a wall-mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, and LVT wood-effect flooring.

Bedroom One

11'8" x 10'11" (3.56m x 3.35m)

The first bedroom has a double glazed half bay window to the front elevation, a radiator, a TV point, coving to the ceiling, LVT wood-effect flooring, and access into the dressing room.

Dressing Room

6'0" x 5'7" (1.85m x 1.72m)

The dressing room has LVT wood-effect flooring, a radiator, a singular recess spotlight, fitted wardrobes with mirrored doors, coving to the ceiling, and access to the en-suite.

Wet Room En-Suite

7'9" x 7'4" (2.37m x 2.24m)

The wet room style en-suite has two double glazed obscure windows to the front and side elevation, a concealed dual flush W/C, a bidet, a counter top wash basin, a wall-mounted shower fixture, a radiator, recessed spotlights, an extractor fan, floor to ceiling tiling, and vinyl flooring.

Bedroom Two

15'2" x 9'10" (4.64m x 3.00m)

The second bedroom has a double glazed half bay window to the front elevation, a radiator, coving to the ceiling, carpeted flooring.

Bedroom Three

9'9" x 7'0" (2.99m x 2.15m)

The third bedroom has a double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'2" x 5'11" (1.88m x 1.81m)

The bathroom has a low level flush W/C, a corner wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front and side of the property, there is a well-established array of shrubs, bushes, trees, and other plants, creating a lush and inviting landscape. The area is enclosed by a brick wall topped with wrought iron railings, with a secure gated entrance providing access to the property.

Rear

At the rear of the property, there is a spacious block-paved area, ideal for

outdoor seating or entertaining. Surrounding this are a series of thoughtfully planted borders, featuring a variety of established plants, shrubs, bushes, and mature trees, creating a sense of privacy and greenery. The garden is enclosed by a sturdy brick wall, and there is convenient access to the garage from this area.

Double Garage

26'9" x 16'0" (8.17m x 4.88m)

The double garage has ample storage, lighting, electrics, a door opening to the rear garden, and an electric door providing access to the block paved driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 C

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.

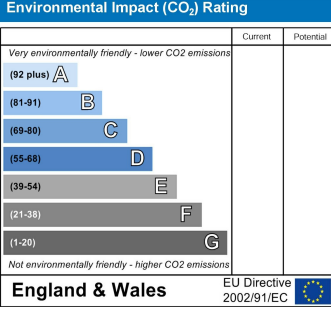
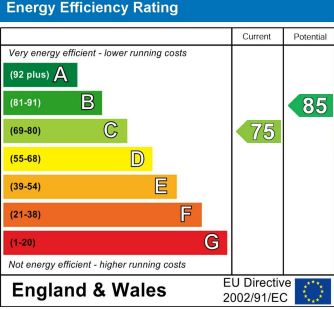
The vendor has advised the following:

Property Tenure is Freehold

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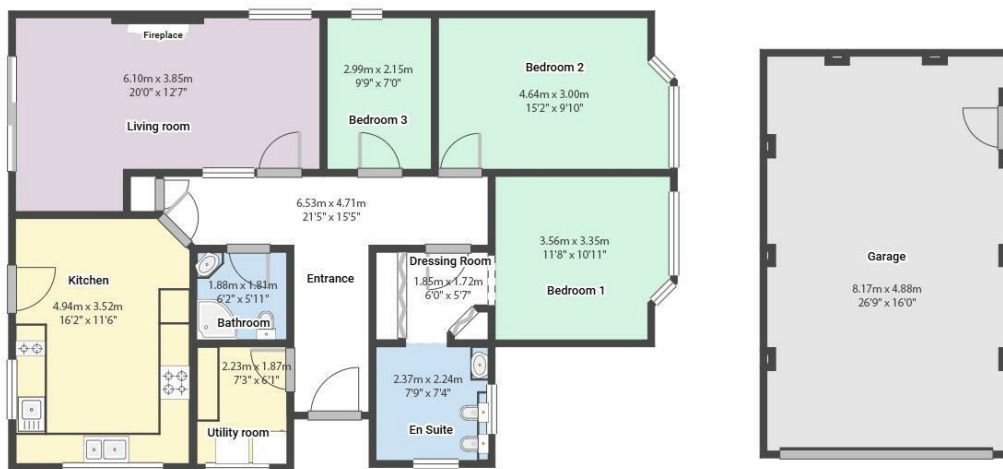
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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