

# HoldenCopley

PREPARE TO BE MOVED

Burnside Drive, Bramcote, Nottinghamshire NG9 3EF

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£400,000



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## POPULAR LOCATION...

Situated in a highly desirable location, this detached bungalow enjoys close proximity to a variety of local amenities, excellent schools, and convenient transport links, including the A52 and M1. Offering a perfect balance of space and style, the property is well-suited to buyers seeking the ease of single-storey living. The current owner has confirmed that planning permission was previously granted for a single-storey extension, which would allow for an additional bedroom and bathroom, though a new application would need to be submitted. The accommodation comprises a porch leading into an entrance hall, which provides access to the main living areas. The living room opens seamlessly into a bright garden room, creating a versatile space for relaxation or entertaining. The fitted kitchen offers a practical and functional workspace, while two bedrooms provide comfortable sleeping arrangements, one of which features direct access to the rear garden. A three-piece bathroom suite and separate W/C complete the interior layout. Externally, the property benefits from a driveway to the front, offering access to the garage. The south-facing rear garden is a particular highlight, featuring a gravelled area, a lawn, a further gravelled section, and a variety of established plants and trees. The garden is enclosed with fence panels and hedging, and there is also access to a brick-built outbuilding, adding further storage or potential for other uses.

## MUST BE VIEWED







- Detached Bungalow
- Two Bedrooms
- Living Room
- Garden Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











ACCOMMODATION

Porch

6’3" × 4’7" (1.91m × 1.40m)

The porch has tiled flooring, an obscure window to the front elevation, and a door opening out to the front garden.

Entrance Hall

12’11" × 9’0" (3.94m × 2.76m)

The entrance hall has wood flooring, a radiator, and a composite door providing access into the accommodation.

W/C

6’0" × 2’5" (1.83m × 0.76m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and vinyl flooring.

Living Room

15’5" × 13’1" (4.71m × 4.00m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Garden Room

10’8" × 8’11" (3.27m × 2.74m)

The garden room has wood flooring, a radiator, a UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

Kitchen

12’11" × 9’11" (3.95m × 3.03m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, and a UPVC double glazed window to the rear elevation.

Bedroom One

11’11" × 10’9" (3.64m × 3.29m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood flooring.

Bedroom Two

10’11" × 10’10" (3.33m × 3.31m)

The second bedroom has UPVC double glazed windows to the rear elevation, a radiator, wood flooring, and a UPVC door opening to the rear garden.

Bathroom

7’4" × 5’10" (2.24m × 1.78m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway providing access into the garage.

Garage

16’2" × 7’11" (4.94m × 2.42m)

The garage has a window and door to the rear elevation, space for a tumble dryer, ample storage, electrics, and double doors opening to the driveway.

Rear

To the rear of the property is a south-facing garden with a gravelled area, a lawn, a further gravelled area, various established plants and trees, a fence panelled and hedged boundary, and access into a brick-built out building.

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.

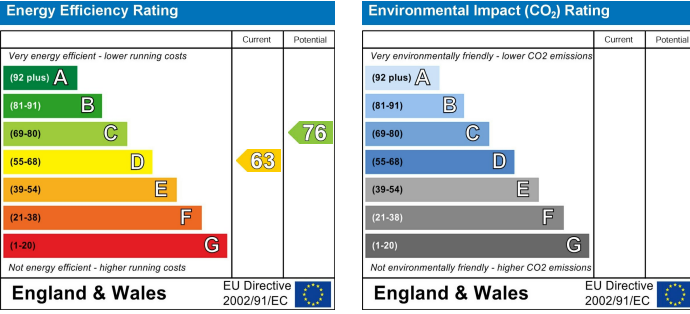
The vendor has advised the following:

Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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