

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Burton Joyce, Nottinghamshire NG14 5BD

Guide Price £325,000

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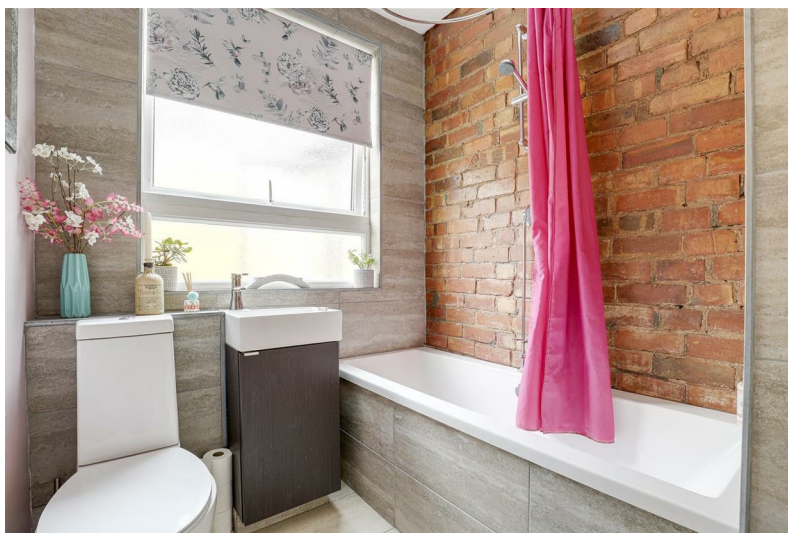
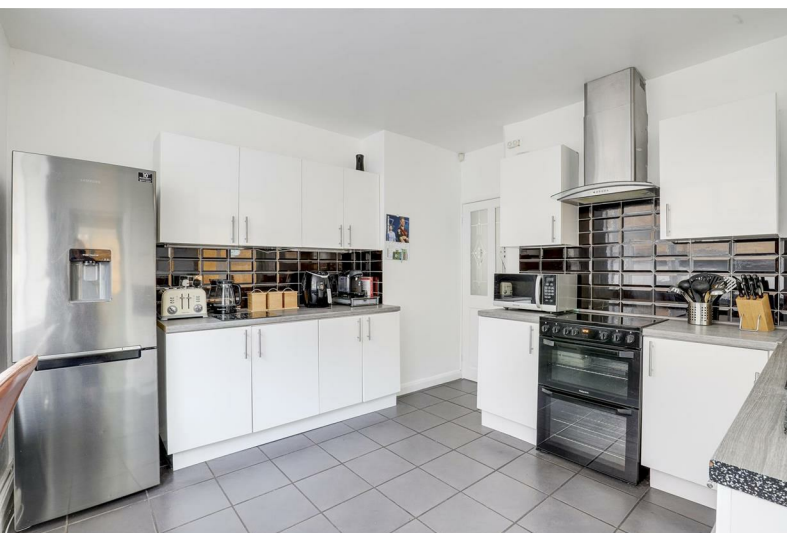


Guide price - £325,000 - £375,000

SPACIOUS DETACHED DORMER BUNGALOW...

This versatile detached dormer bungalow occupies a generous-sized plot and offers spacious accommodation throughout making it the perfect purchase for a range of buyers. The property also benefits from owned solar panels! This property is situated on the outskirts of Burton Joyce village, which is host to a range of amenities and facilities together with easy commuting distance into Nottingham City Centre and Colwick. Internally, the property consists of a large entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen, a sunroom and three bedrooms which are serviced by a stylish three-piece bathroom suite with the third bedroom benefitting from an en-suite. The second floor carries a family room, a master bedroom and a dressing room. To the front of the property is a driveway with access to the garage providing off-road parking, the garage also benefits from having a gym with lighting and multiple power points. To the rear of the garden is a large private enclosed tiered garden with a well-maintained lawn, multiple seating areas and mature plants and shrubs.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Sun Room
- Stylish Three-Piece Bathroom Suite & En-Suite To The Third Bedroom
- Driveway & Garage With A Gym
- Large Private Enclosed Tiered Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect laminate flooring and UPVC double French doors providing access into the accommodation

Entrance Hall

The entrance hall has wood-effect laminate flooring, carpeted stairs, a radiator, recessed spotlights and a dado rail

Living Room

14'4" max x 11'3" max (4.39m max x 3.43m max)

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

Kitchen

13'9" max x 11'6" (4.20m max x 3.53m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, space for an oven, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a wall-mounted boiler, tiled splashback, tiled flooring, a UPVC double glazed box bay window to the side elevation and a double glazed window to the rear elevation

Sun Room

11'6" x 6'2" (3.51m x 1.88m)

The sun room has laminate flooring, a UPVC double glazed window surround and a UPVC glass sliding door providing access to the rear garden

Bedroom Two

11'0" x 10'2" (3.36m x 3.12m)

The second bedroom has wood-effect laminate flooring, a radiator, recessed spotlights and UPVC double French doors providing access to the rear garden

Bedroom Three

11'5" x 11'3" (3.49m x 3.43m)

The third bedroom has carpeted flooring, two in-built storage cupboards, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

En-Suite

7'4" x 2'11" (2.25m x 0.90m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with stainless steel taps, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a heated towel rail, patterned tiled flooring, partially tiled walls, a recessed spotlight and a UPVC double glazed obscure window to the side elevation

Bedroom Four

9'1" x 7'2" (2.79m x 2.19m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'2" x 5'11" (2.19m x 1.81m)

The bathroom has a low-level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, a tiled bath with central taps and a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, an exposed brick feature wall, tiled flooring and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Stairs

The stairs are carpeted and provide access to the first floor accommodation

Family Room

16'1" max x 13'3" max (4.92m max x 4.05m max)

The family room has wood-effect laminate flooring, an in-built storage cupboard, a TV point, a radiator, recessed spotlights, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

Dressing Room

9'4" x 5'10" (2.87m x 1.80m)

The dressing room has wood-effect laminate flooring, an in-built storage cupboard and recessed spotlights

Bedroom One

18'1" x 9'4" (5.52m x 2.87m)

The main bedroom has carpeted flooring, two in-built storage cupboards, a radiator, recessed spotlights and two UPVC double glazed windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing off-road parking for multiple cars and gated access to the rear garden

Garage

19'5" x 8'3" (5.92m x 2.53m)

The garage has lighting, multiple power points, access to the gym, a UPVC double glazed window to the side elevation, a single UPVC door and two wooden doors providing access into the garage

Gym

10'0" x 8'3" (3.05m x 2.53m)

The gym has lighting, multiple power points and two windows to the side elevation

Rear

To the rear of the property is a large private enclosed tiered garden with a pebbled seating area, multiple decked seating areas, a large well-maintained lawn, mature plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling 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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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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