

# HoldenCopley

PREPARE TO BE MOVED

Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BG

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Guide Price £500,000 - £550,000

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GUIDE PRICE: £500,000 - £525,000

PREPARE TO BE IMPRESSED...

Discover a unique opportunity to own this substantial detached bungalow in the highly desirable village of Burton Joyce. Ready to move into, the property also offers great potential for extension if more space is needed. Nestled on a secluded plot with a shared driveway serving three other houses, plus an additional house at the end of the driveway, this generously sized home features a tandem-style double garage beneath the main living area, a convenient carport, and ample parking space for multiple vehicles. Situated just moments away from the villages' amenities, you'll find shops, schools, pubs, restaurants, and recreational facilities all within easy reach. Burton Joyce also offers excellent public transport links, including regular rail services. For nature enthusiasts, the property is within walking distance of scenic riverside walks and paths leading over the Dumbles into Lambley. The bungalow is offered with 'no upward chain,' simplifying the buying process. Internally, the accommodation comprises a bright and airy reception hallway, a bay-fronted living room with an adjoining office space, a dining room, a fitted kitchen with a range of integrated appliances, and a large conservatory with large windows allowing for natural light to flood through. The layout is complete with three well-appointed bedrooms featuring ample storage space and serviced by a four-piece bathroom suite. The lower level provides a tandem-style garage with an electrically operated door and an additional store room / workshop. Outside to the front is a low maintenance garden with a driveway providing ample off-road parking, to the rear is a mature private garden offering tranquility and privacy, and there is an additional land space with a grassy area to the right of the property. This property is perfect for those seeking a private yet conveniently located home in one of Burton Joyce's most sought-after areas.

MUST BE VIEW





- Substantial Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Conservatory
- Four-Piece Bathroom Suite
- Tandem Garage & Workshop
- Ample Off-Road Parking
- Well Maintained Gardens
- Quiet Location





## ACCOMMODATION

### Entrance Hall

12'3" x 9'1" (3.75m x 2.77m)

The entrance hall has carpeted flooring, coving to the ceiling, two radiators, an in-built cupboard offering potential to be converted into a W/C, access to the insulated and partially boarded loft via a drop-down ladder, a UPVC double-glazed window to the side elevation, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

17'3" x 14'4" (into bay) (5.27m x 4.39m (into bay))

The living room has a UPVC double-glazed bay window to the front elevation, a curved radiator, a further radiator, coving to the ceiling, access into the office, and an open arch into the dining room.

### Office

7'6" x 9'11" (2.30m x 3.04m)

The office has three UPVC double-glazed windows to the side elevation, a partially full height UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Dining Room

14'10" x 9'6" (4.53m x 2.91m)

The dining room has two UPVC double-glazed windows to the side elevation, carpeted flooring, coving to the ceiling, a radiator, double doors leading into the kitchen, and a sliding patio door to access the conservatory.

### Kitchen

9'6" x 11'1" (2.91m x 3.64m)

The kitchen has a range of fitted base and wall units with Granite-style laminate worktops, a stainless steel sink with waste disposal, a mono mixer tap and drainer, an integrated dishwasher, an integrated Neff oven, a brand new integrated microwave, a Neff electric hob with an extractor fan, an integrated fridge freezer, tiled splashback, tiled flooring, a vertical radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

### Conservatory

13'11" x 11'1" (4.25m x 3.39m)

The conservatory has tiled flooring, a polycarbonate roof, exposed brick walls, a radiator, a range of full height UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

### Hall

12'9" x 3'2" (3.91m x 0.99m)

The inner hall has carpeted flooring, and provides access to the bedroom.

### Master Bedroom

12'0" x 10'6" (3.67m x 3.22m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and fitted floor to ceiling wardrobes.

### Bedroom Two

10'10" x 13'0" (3.32m x 3.97m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and fitted floor to ceiling wardrobes.

### Bedroom Three

8'9" x 9'2" (2.69m x 2.80m)

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

### Bathroom

6'9" x 5'5" (2.07m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath with tiled surround, a corner fitted shower enclosure with a mains-fed shower, floor-to-ceiling tiles, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

## LOWER LEVEL

### Garage

28'3" x 10'7" (8.63m x 3.25m)

The tandem garage has lighting, power points, a wall-mounted BAXI boiler, a UPVC double-glazed window to the side elevation, and an electric up and over door opening out onto the front driveway.

### Workshop

17'4" x 9'3" (5.29m x 2.82m)

The workshop has a fitted workbench, lighting, a wall-mounted consumer unit, power points, a single-glazed window to the rear elevation, and a single door.

## OUTSIDE

### Front

To the front of the property is a south-east facing low maintenance garden with paved patio, courtesy lighting, decorative plants and shrubs, a tarmac driveway leading to the car-port and tandem garage.

### Rear

To the rear of the property is a private garden with a patio area, a large lawn, various plants and shrubs, additional parking, courtesy lighting, and hedged borders.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast 72 Mbps (Highest available download speed) 17 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G available

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+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Potential damp in garage

## DISCLAIMER

Council Tax Band Rating - Gedling 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:

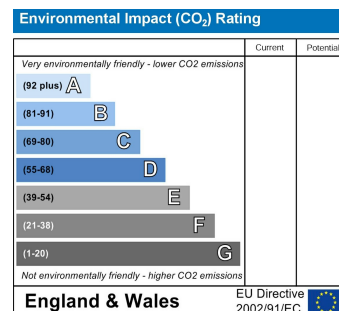
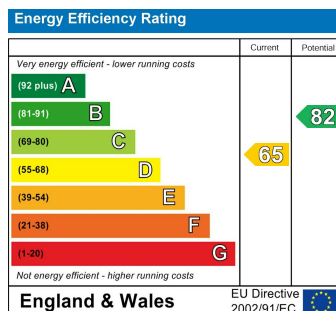
Property Tenure is Freehold

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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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