

HoldenCopley

PREPARE TO BE MOVED

Rose Cottages, Burton Joyce, Nottinghamshire NG14 5BH

Guide Price £270,000 - £280,000

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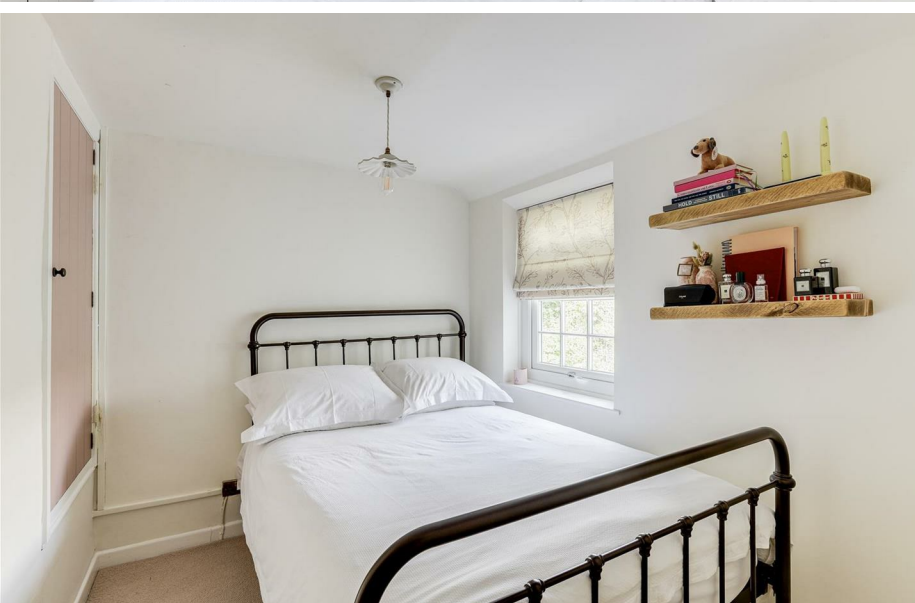
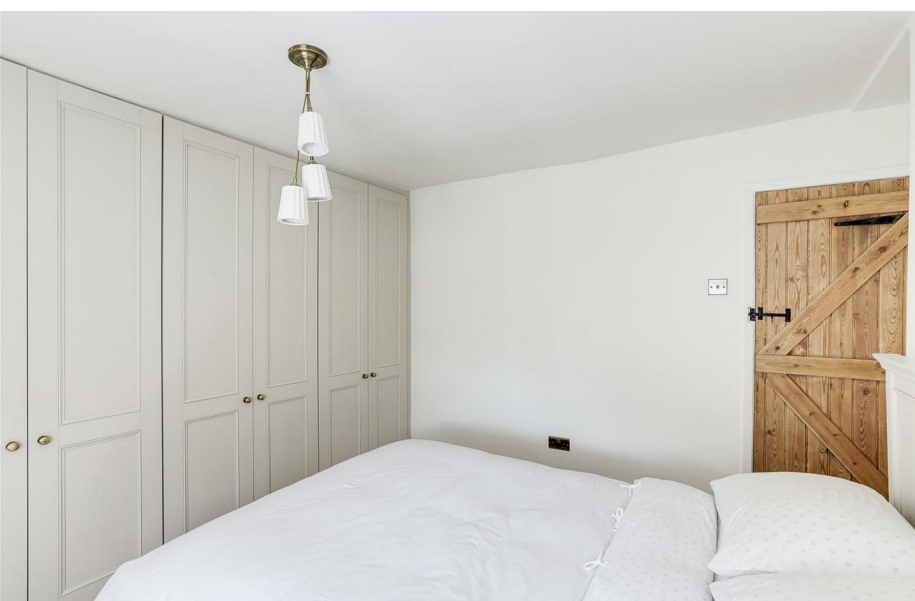
GUIDE PRICE £270,000 - £280,000

BEAUTIFULLY RESTORED MID-TERRACED COTTAGE...

Welcome to this beautifully restored two-bedroom mid-terrace cottage, meticulously renovated to a high standard and full of charm and character. Situated just moments away from the village amenities of Burton Joyce, this property offers the perfect blend of traditional elegance and modern convenience. Within easy reach, you'll find shops, schools, pubs, restaurants, and recreational facilities. Excellent public transport links, including regular rail services, make commuting a breeze. Nature enthusiasts will appreciate the scenic riverside walks just a short stroll away. Stepping inside, you'll be greeted by a beautifully presented interior with charming features throughout, including traditional farmhouse internal doors, exposed wood ceiling beams, and a cosy log burner. The reception room is a welcoming and cosy space, perfect for relaxing evenings. The bespoke kitchen diner is the heart of the home, boasting integrated appliances, high-spec finishes, and a bespoke freestanding pantry, providing an ideal space for culinary endeavours and dining. The upper level comprises two double bedrooms, both offering comfort and tranquility. The main bedroom features fitted floor-to-ceiling wardrobes, providing ample storage space. Completing the layout is a stylish bathroom equipped with modern fixtures and fittings, ensuring a touch of luxury. Outside, the property continues to impress. To the front, a driveway provides off-road parking for multiple cars, complemented by a block-paved patio area, a lawn, and a range of plants and shrubs that enhance the kerb appeal. To the rear, you'll find an enclosed garden with a patio seating area, perfect for outdoor entertaining or relaxing, surrounded by a variety of established plants and shrubs that add to the peaceful atmosphere.

MUST BE VIEWED!





- Beautifully Restored Mid-Terraced Cottage
- Two Double Bedrooms
- Reception Room With Log Burner
- Bespoke Kitchen With Free Standing Pantry.
- Stylish Bathroom
- Driveway
- Enclosed Rear Garden
- Full Of Charm & Character
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

3'10" x 3'7" (1.17m x 1.11m)

The porch has Herringbone Karndean flooring and a single solid oak door providing access into the accommodation.

Living Room

13'9" x 12'1" (max) (4.20m x 3.69m (max))

The living room has Herringbone Karndean flooring, a column radiator, exposed solid wood beams, a recessed chimney breast alcove with a feature log burner, a tiled hearth and a wooden beam mantel and a UPVC double-glazed window to the front elevation.

Kitchen Diner

13'11" x 12'2" (max) (4.26m x 3.72m (max))

The kitchen has a range of fitted units with Quartz worktops, an undermount sink with a swan neck mixer tap, an integrated oven, hob, dishwasher, washing machine & fridge freezer, a bespoke free standing pantry, a column radiator, exposed solid wood beams, Herringbone Karndean flooring, a UPVC double-glazed window to the rear elevation and a single solid wood stable door to provide access to the rear garden.

FIRST FLOOR

Landing

9'2" x 6'11" (2.80m x 2.12m)

The landing has wool carpeted flooring, access the first floor accommodation and access to partially boarded loft.

Master Bedroom

11'0" x 10'2" (max) (3.37m x 3.10m (max))

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

Bedroom Two

8'8" x 7'3" (2.65m x 2.21m)

The second bedroom has wool carpeted flooring, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bathroom

9'4" x 6'3" (max) (2.86m x 1.91m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, a block-paved patio area, a lawn, courtesy lighting, a range of plants and shrubs and fence panelling boundary.

Rear

To the rear of the property is an enclosed garden with paved patio area, a shed, a variety of established plants and shrubs and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest

download speed at 56Mbps & Highest upload speed at 9Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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			
(81-91) B			
(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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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.