

HoldenCopley

PREPARE TO BE MOVED

Chesterfield Drive, Burton Joyce, Nottinghamshire NG14 5EP

Guide Price £350,000 - £375,000

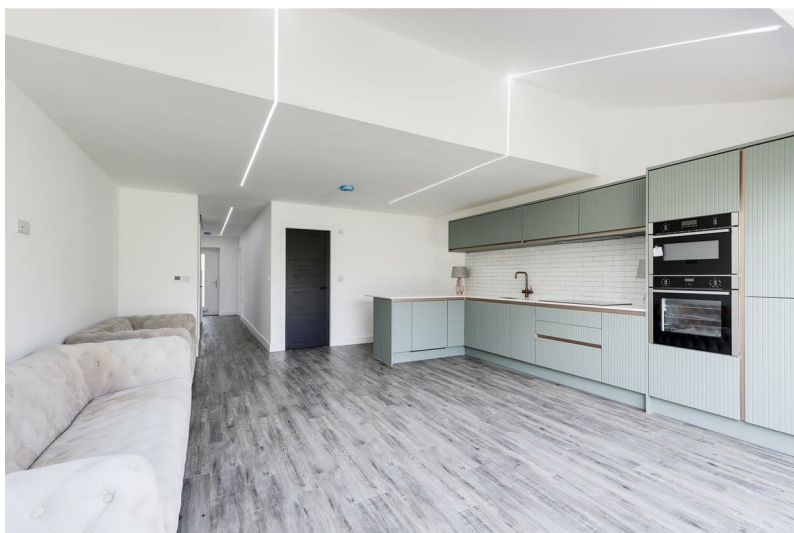
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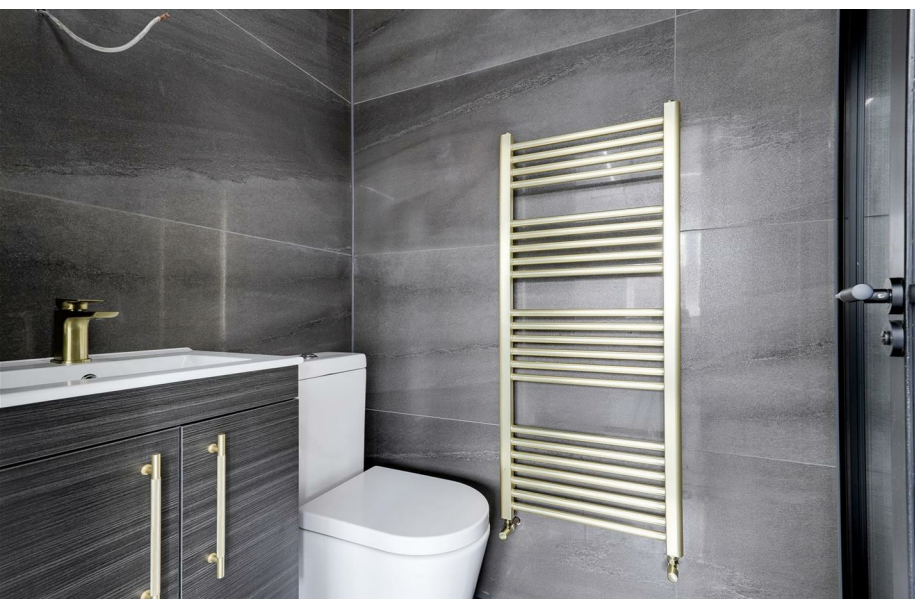


NEW BUILD SEMI-DETACHED HOUSE...

Discover an exceptional opportunity to own a brand new semi-detached family home nestled in the heart of a highly sought-after village. Burton Joyce is renowned for its family-friendly amenities, including top-rated schools, diverse shops, vibrant bars, and excellent restaurants. The area boasts outstanding public transport links, including rail services, and offers picturesque countryside and riverside walks. This property seamlessly blends stylish design with contemporary features including underfloor heating and LED ceiling strip lights to name a few, making it an ideal choice for modern living. The beautifully designed home features a welcoming reception hallway leading to a W/C, a practical utility room, and a spacious living room perfect for family gatherings. The heart of the home is the stunning open plan kitchen and dining room, with bi-folding doors that open to the rear garden, allowing seamless indoor-outdoor living. Upstairs, the first-floor landing leads to a large master bedroom with an en-suite, two additional good-sized bedrooms, and a family bathroom suite. Outside, there is parking for at least two cars, and a generously sized rear garden with a large patio and a lawn.

MUST BE VIEWED





- New Build Semi-Detached House
- Three Bedrooms
- Stylish Fitted Kitchen Diner With Bi-Folding Doors
- Good-Sized Living Room
- Underfloor Heating
- Utility Room & Ground Floor W/C
- Two Modern Bathroom Suites
- Driveway For Two Cars
- Private Enclosed Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

20'4" x 6'2" (6.21 x 1.88)

The entrance hall has underfloor heating, a wall-mounted digital thermostat, carpeted stairs with glass panelling, LED strip lights, and a composite door providing access into the accommodation.

W/C

6'4" x 2'8" (1.94 x 0.82)

This space has a low level dual flush W/C, a wall-mounted wash basin with fitted storage underneath, and an extractor fan.

Living Room

14'11" x 10'1" (4.55 x 3.08)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, and LED ceiling strip lights.

Kitchen Diner

19'3" x 16'6" (5.89 x 5.05)

The kitchen has a range of fitted base and wall units with a breakfast bar, an undermount sink and a half with a brass mixer tap and draining grooves, an integrated oven, an integrated combi-oven, an induction hob with an extractor fan, underfloor heating, a wall-mounted digital thermostat, a TV point, space for a dining table, LED ceiling strip lights, and double bi-folding doors opening out to the rear garden.

Utility Room

10'0" x 4'10" (3.05 x 1.48)

The utility room has fitted base and wall units, an undermount sink with a rose gold swan neck mixer tap, space and plumbing for a washing machine, recessed spotlights, and an extractor fan.

FIRST FLOOR

Landing

9'6" x 5'0" (2.90 x 1.54)

The landing has carpeted flooring, an LED ceiling strip light, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 12'11" (4.44 x 3.95)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, LED ceiling strip lights, a TV point, an in-built triple wardrobe, and access into the en-suite.

En-Suite

7'8" x 3'10" (2.34 x 1.19)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a walk-in shower enclosure, a gold heated towel rail, floor-to-ceiling tiles, and recessed spotlights.

Bedroom Two

11'9" x 10'2" (3.59 x 3.10)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, recessed spotlights, and a radiator.

Bedroom Three

12'7" x 6'0" (3.84 x 1.85)

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

Bathroom

6'7" x 6'5" (2.02 x 1.96)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, an "L" shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, a black heated towel rail, floor-to-ceiling tiles, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Fibre

Phone Signal – Good coverage for 3G / 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Sewage – Mains Supply

Flood Risk – low risk of surface water flooding / low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band TBC - NEW BUILD SO RATE NOT AVAILABLE YET

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

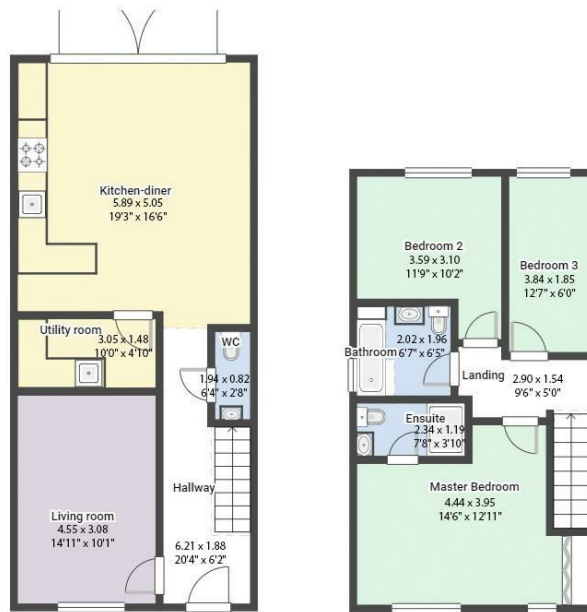
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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	



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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