

HoldenCopley

PREPARE TO BE MOVED

Church Road, Burton Joyce, Nottinghamshire NG14 5GD

Guide Price £400,000 - £425,000

Church Road, Burton Joyce, Nottinghamshire NG14 5GD



GUIDE PRICE £400,000 - £425,000

SEMI DETACHED FAMILY HOME...

Presenting this well-maintained semi-detached house, perfectly situated in a sought-after area close to Roberts Recreation Ground. This property offers convenient access to shops, schools, and a wealth of local amenities, with excellent transport links nearby, making it an ideal choice for a growing family. Upon entering the house, you are welcomed by an entrance hall that leads to the main living areas. The living room is a cosy and inviting space, featuring a bay window that allows natural light and a recessed chimney breast alcove complete with a log burner. The modern fitted kitchen is a highlight, boasting a breakfast bar, a bay window, and open access to the dining room. This open-plan design creates a seamless flow throughout the ground floor, making it ideal for family gatherings and entertaining. The dining room extends into the family room, which features sliding patio doors that open onto the rear garden. The family room also provides convenient access to the ground floor W/C. Additionally, the ground floor includes a utility room. The first floor of the house comprises four bedrooms, providing ample space for family members or guests. The spacious and modern four-piece bathroom suite is designed for comfort and relaxation, featuring contemporary fixtures and fittings. Outside, the front of the property features a lawn and a driveway leading to the garage, which offers ample storage space and an up-and-over door opening onto the driveway. There is also gated access to the rear garden from the front of the property. The rear garden is enclosed, offering a peaceful retreat with a patio area for outdoor dining, a gravelled area, and a lawn. The garden is bordered by hedges and fence panels, providing a secure environment for children to play and for outdoor activities. Gated access adds an extra layer of convenience and security.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Family Room
- Four-Piece Bathroom Suite
- Garage & Driveway
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'1" x 12'8" (1.86m x 3.87m)

The entrance hall has tiled floor, carpeted stairs, an in-built cupboard, a radiator, stained glass windows to the front elevation, and a single door providing access into the accommodation via a porch.

Living Room

11'9" x 15'11" (3.60m x 4.87m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove and tiled hearth, coving to the ceiling, and Herringbone wood flooring.

Kitchen

10'4" x 10'10" (3.17m x 3.32m)

The kitchen has a range of fitted base and wall units with a Quartz worktops and breakfast bar, an under-mounted sink and half with a swan neck mixer tap, an integrated double oven, gas ring hob and extractor fan, an integrated wine fridge, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed bay window to the rear elevation, and open access into the dining room.

Dining Room

8'10" x 10'11" (2.70m x 3.33m)

The dining room has tiled flooring, two radiators, recessed spotlights, open access into the family room, and access into the utility room.

Utility Room

5'3" x 3'8" (1.61m x 1.12m)

The utility room has a UPVC double glazed obscure window to the side elevation, a worktop, space and plumbing for a washing machine, space for a tumble dryer, a singular recessed spotlight, and tiled flooring.

Family Room

14'6" x 12'3" (4.44m x 3.74m)

The family room has a lantern skylight, a UPVC double glazed window to the side elevation, a single door to the side elevation, tiled flooring, and sliding patio doors opening out to the rear garden.

W/C

6'4" x 3'7" (1.94m x 1.11m)

This space has a UPVC double glazed obscure window, a base cupboard with a worktop, a wall-mounted Viessmann boiler, a low level flush W/C, a wall-mounted wash basin, tiled flooring, and a single doors opening into the family room.

FIRST FLOOR

Landing

10'2" x 9'6" (3.10m x 2.92m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'6" x 12'0" (3.51m x 3.67m)

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

Bedroom Two

11'5" x 11'4" (3.48m x 3.47m)

The second bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, recessed spotlights, a radiator, and carpeted flooring.

Bedroom Three

14'6" x 6'1" (4.42m x 1.86m)

The third bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, and carpeted flooring.

Bedroom Four

7'4" x 6'8" (2.24m x 2.05m)

The fourth bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, recessed spotlights, a radiator, and carpeted flooring.

Bathroom

14'6" x 6'1" (4.42m x 1.86m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, a free standing bath with a mixer tap and handheld shower fixture with a tiled splashback, a shower enclosure with a wall-mounted shower fixture and tiled walls, a radiator with a chrome towel rail, recessed spotlights, and Herringbone flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway to the garage, and gated access to the rear garden.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a gravelled area, a lawn, hedge and fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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 - Gedling Borough Council - Band G

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:

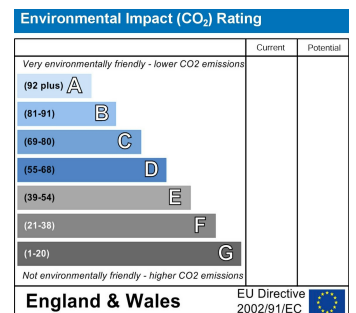
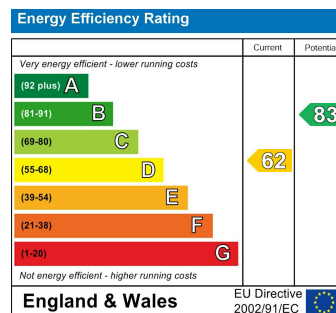
Property Tenure is Freehold

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.

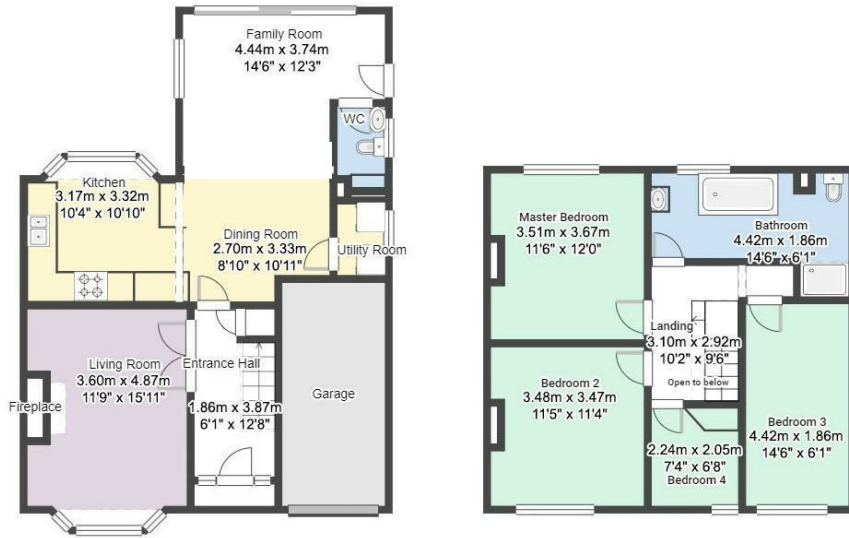
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Church Road, Burton Joyce, Nottinghamshire NG14 5GD

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.