

HoldenCopley

PREPARE TO BE MOVED

Mill Field Close, Burton Joyce, Nottinghamshire NG14 5AA

Guide Price £460,000 - £480,000

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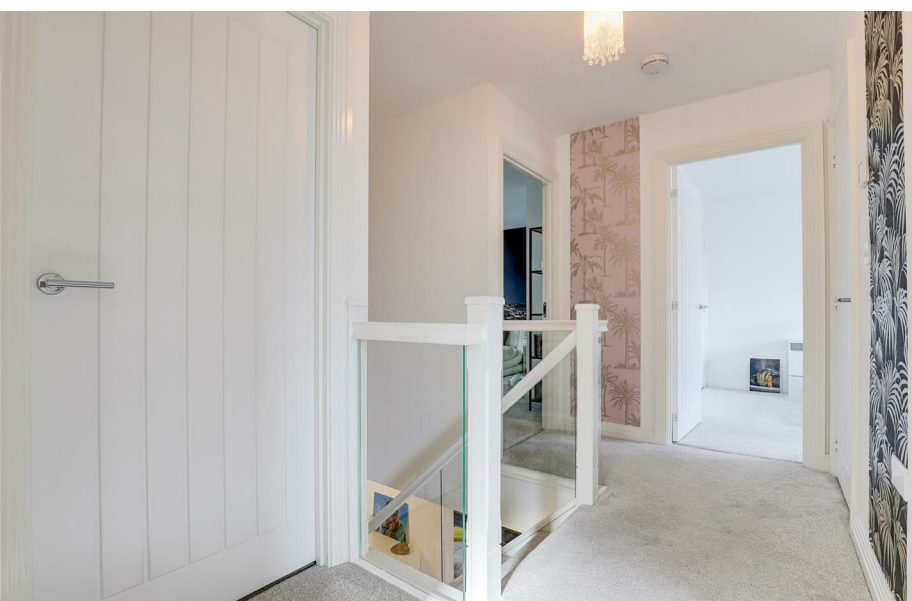
GUIDE PRICE.. £460,000 - £480,000

NO UPWARD CHAIN...

This well-presented detached family home is located in a highly sought-after area, offering easy access to a range of local amenities including shops, schools, and much more. The property benefits from excellent transport links, making it ideal for those needing to commute, and is perfect for a growing family looking for a home they can move straight into. Additionally, the house is being sold with no upward chain, simplifying the buying process, and has full underfloor heating throughout. Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxing or entertaining guests. Adjacent is a versatile family room, providing extra living space for various needs. The modern fitted kitchen offers ample storage and preparation space and has direct access to a convenient utility room and a ground-floor W/C. A dedicated office is also located on the ground floor, ideal for those who work from home or require a private study area. The first floor offers generous accommodation, with the main bedroom featuring fitted wardrobes and access to a en-suite. The second and third bedroom, again equipped with fitted wardrobes, benefits from a Jack & Jill suite. Additionally, there is a further bedroom and a family bathroom fitted with a three-piece suite. Outside, the front of the property boasts courtesy lighting, gravelled planted borders with mature plants, shrubs, and bushes, along with a block-paved driveway providing access to a detached garage with an up-and-over door and ample storage space. There is also gated access to the south facing rear garden, where you'll find a delightful patio area, a well-maintained lawn, and mature planted borders offering a peaceful and private outdoor space. The garden is enclosed by panelled fencing, with further gated access for convenience.

MUST BE VIEWED





- Detached House Built in 2020 with Building Warranty.
- Four Bedrooms
- Two Reception Rooms & Office
- Fitted Kitchen & Utility Room
- Two En-suites & Ground Floor W/C
- Three-Piece Bathroom Suite
- Full Underfloor Heating Throughout
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 18'3" (1.97m x 5.58m)

The entrance hall has wood-effect flooring, underfloor heating, carpeted stairs, an in-built cupboard, and a composite door providing access into the accommodation.

Living Room

14'9" x 9'6" (4.51m x 2.90m)

The living room has a UPVC double glazed windows to the front elevation, underfloor heating, and carpeted flooring.

Family Room

14'11" x 12'11" (4.55m x 3.94m)

The family room has underfloor heating, carpeted flooring, a TV point, and bi-folding doors opening out to the rear garden.

Kitchen

13'3" x 11'3" (4.05m x 3.45m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge freezer space for a dining table, recessed spotlights, underfloor heating, tiled flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

7'9" x 5'10" (2.38m x 1.79m)

The utility room has a range of fitted base and wall units with worktops, an extractor fan, an integrated washing machine, an integrated tumble dryer, underfloor heating, tiled flooring, a single door opening out to the side elevation.

W/C

3'6" x 7'9" (1.09m x 2.38m)

This space has a low level flush W/C, a pedestal wash basin, an extractor fan, recessed spotlights, partially tiled walls, underfloor heating, and tiled flooring.

Office

6'11" x 9'9" (2.11m x 2.98m)

The office has a UPVC double glazed windows to the front elevation, underfloor heating, and wood-effect flooring.

FIRST FLOOR

Landing

10'5" x 5'2" (3.18m x 1.58m)

The landing has underfloor heating, carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'8" x 9'3" (3.87m x 2.84)

The main bedroom has a UPVC double glazed window to the rear elevation, two in-built cupboards, underfloor heating, carpeted flooring, and access into the en-suite.

En-Suite

8'11" x 9'3" (2.74m x 2.84m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

Bedroom Two

14'9" x 9'5" (4.50m x 2.88)

The second bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, underfloor heating, carpeted flooring, and access into the en-suite.

Jack & Gill En-Suite

5'1" x 6'8" (1.56m x 2.04m)

The jack & gill en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

Bedroom Three

11'11" x 10'0" (3.64m x 3.05m)

The three bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, underfloor heating, carpeted flooring, and access into the jack & gill en-suite.

Bedroom Four

10'11" x 7'4" (3.33m x 2.26m)

The four bedroom has a UPVC double glazed window to the rear elevation, underfloor heating, and carpeted flooring.

Bathroom

6'4" x 7'0" (1.95m x 2.14m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, underfloor heating, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, gravelled planted borders with established plants, shrubs and bushes, a block paved driveway to the detached garage with an up-and-over door and ample storage space, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing garden with a patio area, a lawn, established planted borders with plants, shrubs and bushes, a 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 & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – Never Flooded

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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:

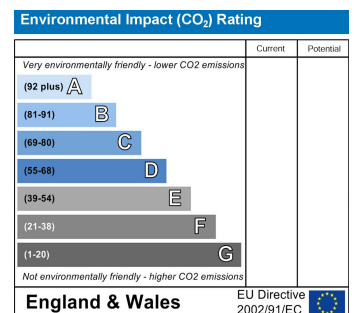
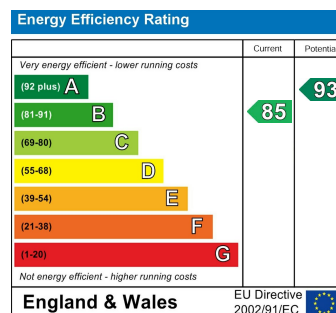
Property Tenure is Freehold

Management fee £200 per year

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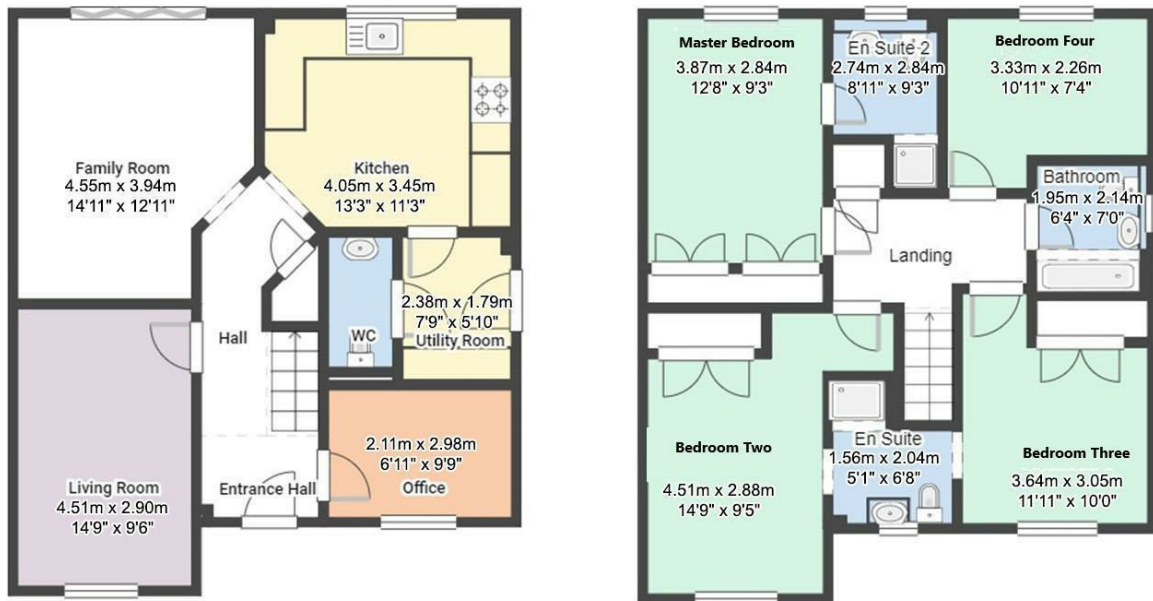
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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