

HoldenCopley

PREPARE TO BE MOVED

Massey Close, Burton Joyce, Nottinghamshire NG14 5DG

Guide Price £320,000 - £360,000

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GUIDE PRICE £320,000 - £350,000

This spacious three-bedroom detached bungalow, offered with no upward chain, is located in the sought-after area of Burton Joyce, which offers a range of local amenities, including shops, eateries, and excellent commuting links. Inside, the property welcomes you with an entrance hall leading to a bright and spacious living room, with patio doors that open out to the rear garden, creating a perfect indoor-outdoor flow. Adjacent to the living room is the third bedroom, currently being used as dining room that provides access to a charming conservatory, ideal for enjoying views of the garden year-round. The fitted kitchen offers ample space for your culinary needs. Both bedrooms feature fitted wardrobes, providing plenty of storage, and are serviced by a three-piece bathroom suite and a separate W/C for added convenience. Outside, the front of the property includes a driveway offering off-road parking for multiple cars, as well as access to a double garage. The front garden is beautifully maintained, with a lawn and a variety of plants and shrubs. To the rear, a private L-shaped garden offers a patio seating area, along with a well-kept lawn bordered by mature plants and shrubs, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Shower Room & W/C
- Driveway & Double Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

19'6" x 13'5" (max) (5.95m x 4.11m (max))

The entrance hall has laminate wood-effect flooring, a radiator, ceiling coving, an in-built storage cupboard, access to the boarded loft with courtesy lighting and a single door providing access into the accommodation.

Living Room

22'2" x 13'1" (max) (6.77m x 4.01m (max))

The living room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, a UPVC double-glazed bow window to the rear elevation and a sliding patio door opening out to the rear garden.

Bedroom Three/ Dining Room

9'10" x 9'9" (3.02m x 2.98m)

The third bedroom is currently being used as a dining room has carpeted flooring, a radiator, ceiling coving, and sliding patio doors providing access to the conservatory.

Conservatory

9'1" x 8'3" (max) (2.77m x 2.52m (max))

The conservatory has tiled flooring, a radiator, UPVC double-glazed windows surround and double-french doors opening out to the rear garden.

Kitchen Diner

14'7" x 7'3" (4.46m x 2.21m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, hob, extractor fan, fridge & washing machine, partially tiled walls, a radiator, ceiling coving, tiled flooring, two UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access to the side of the property.

W/C

6'2" x 3'4" (1.88m x 1.04m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, tiled flooring, ceiling coving and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

14'10" x 11'3" (4.53m x 3.43m)

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

Bedroom Two

8'4" x 8'3" (2.55m x 2.54m)

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

Shower Room

8'3" x 7'5" (max) (2.52m x 2.28m (max))

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, waterproof boarding, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting and a garden area with a lawn and plants and shrubs.

Double Garage

17'6" x 17'1" (5.34m x 5.22m)

The garage has courtesy lighting, power supply, ample storage space, an obscure window to the rear elevation, a single door to the rear garden and two electric roller doors.

Rear

To the rear is an enclosed private L shape garden with a paved patio area, a lawn bordered by a variety of established plants and shrubs and fence panelling and brick-wall boundaries.

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 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 4G & 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 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.

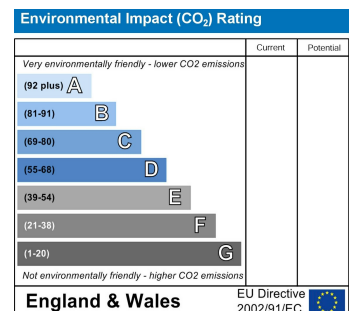
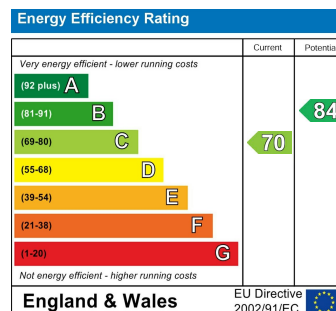
The vendor has advised the following:

Property Tenure is Freehold

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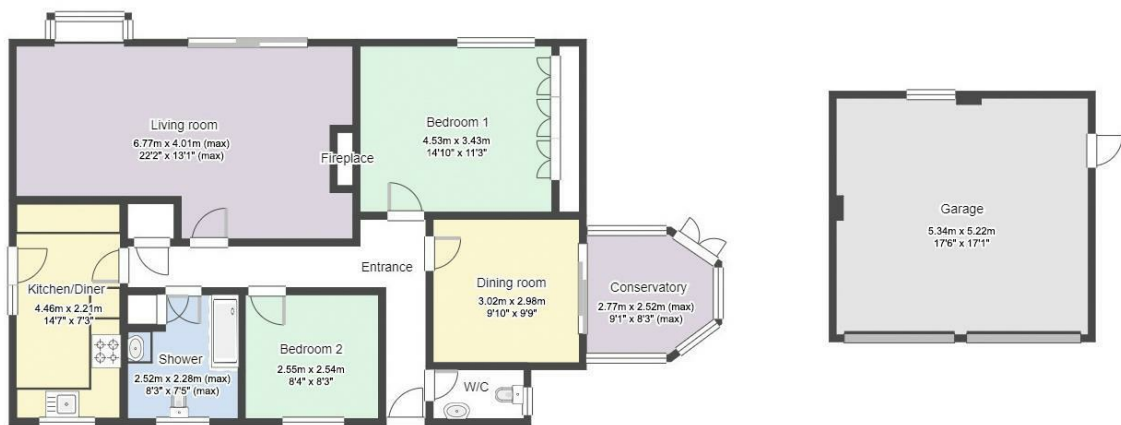
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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