

HoldenCopley

PREPARE TO BE MOVED

Brookland Close, Gunthorpe, Nottinghamshire NG14 7EZ

Guide Price £265,000 - £300,000

Brookland Close, Gunthorpe, Nottinghamshire NG14 7EZ



GUIDE PRICE £265,000 - £285,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home is the perfect choice for first-time buyers seeking a move-in-ready property. Nestled in the sought-after location of Gunthorpe, it offers the best of both worlds, peaceful countryside surroundings with the convenience of excellent commuting links. Stepping inside, the welcoming entrance hall leads to a modern kitchen, complete with a stylish breakfast bar, providing the perfect space for casual dining and your culinary needs. The spacious and bright reception room offers a comfortable living area, featuring a fitted seating area for dining, making it ideal for entertaining. A ground-floor W/C adds extra convenience. Upstairs, the home boasts two generously sized double bedrooms and a versatile single bedroom, with all three bedrooms benefiting from fitted wardrobes for added storage and functionality. A stylish three-piece bathroom suite completes the upper level. Externally, the property benefits from a driveway with off-road parking for two cars. The private rear garden is a peaceful retreat, featuring a decked seating area, a lawn, and mature trees, plants, and shrubs, creating a perfect outdoor space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'8" x 6'2" (4.80m x 1.89m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Kitchen

9'9" x 14'7" (2.98m x 4.47m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an undermount sink and a half with drainage grooves and a swan neck mixer tap, an integrated oven, hob, extractor fan & dishwasher, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring and two UPVC double-glazed windows to the front elevation.

Living Room

14'7" x 11'10" (4.47m x 3.62m)

The living room has laminate wood-effect flooring, a radiator, recessed spotlights, a recessed chimney breast above, an in-built seating area, a UPVC double-glazed window to the rear elevation and sliding patio doors opening out to the rear garden.

W/C

8'6" x 2'11" (2.60m x 0.90m)

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

FIRST FLOOR

Landing

7'3" x 5'9" (2.21m x 1.76m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'2" x 10'4" (3.72m x 3.15m)

The main bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'9" x 9'9" (2.98m x 2.99m)

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

Bedroom Three

9'2" x 8'1" (2.81m x 2.47m)

The third bedroom has carpeted flooring, a radiator, a dado rail, in-built fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

8'7" x 6'0" (2.64m x 1.83m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, wood-effect flooring and two UPVC double-glazed windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking for two cars, gated access to the rear garden, plants and shrubs and fence panelling boundaries.

Rear

To the rear of the property is an enclosed private garden with a decked seating area, a shed, a lawn, mature trees, plants and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - GNewark and Sherwood District Council - Band B
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

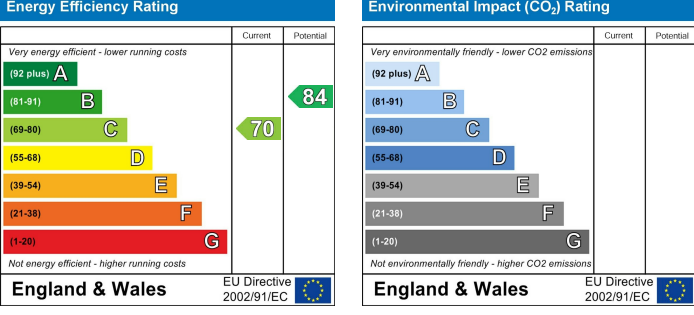
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement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

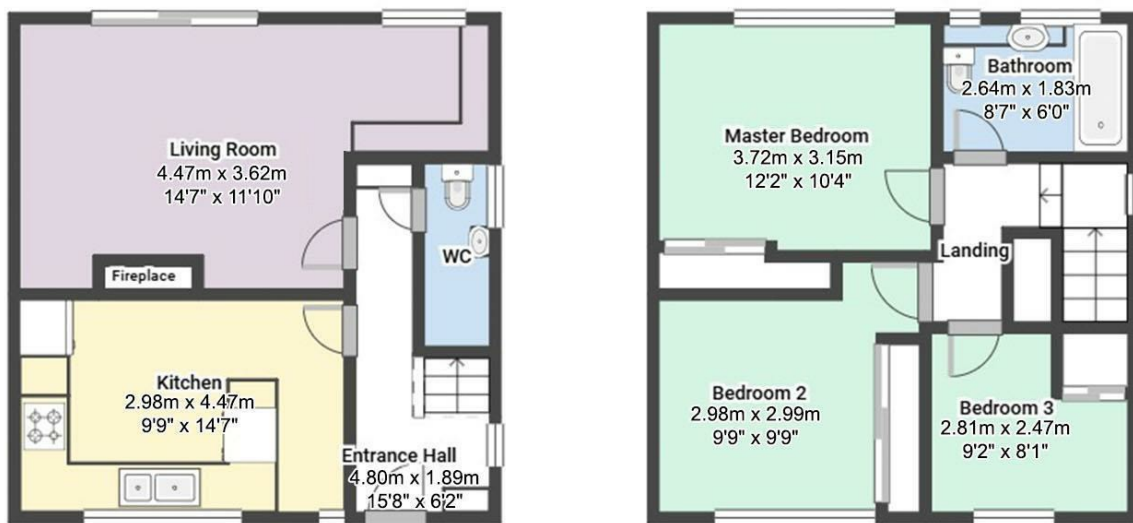
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 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



Brookland Close, Gunthorpe, Nottinghamshire NG14 7EZ

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 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.