

HoldenCopley

PREPARE TO BE MOVED

Magenta Way, Burton Joyce, Nottinghamshire NG14 5HH

Guide Price £320,000

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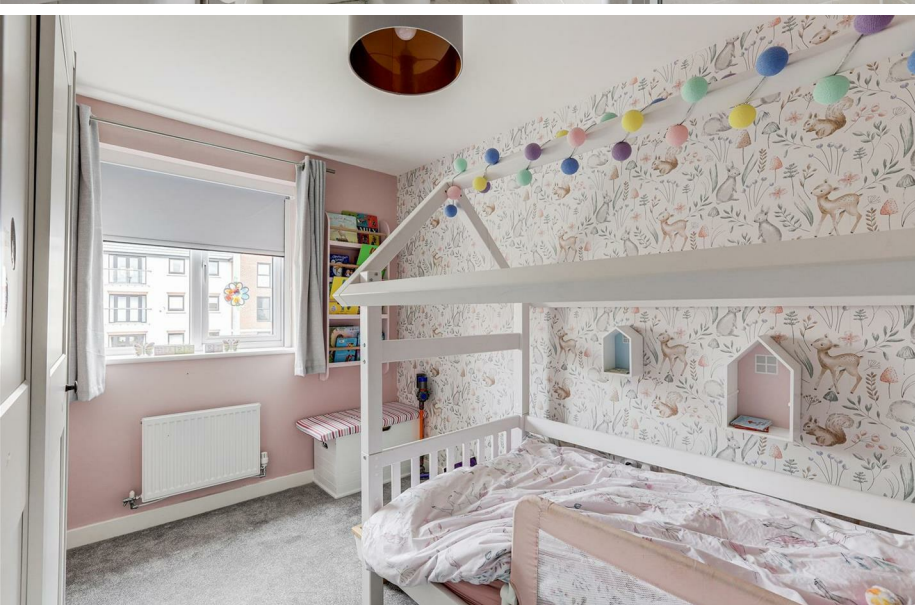
GUIDE PRICE... £320,000 - £340,000

SPACIOUS FAMILY HOME...

This spacious four-bedroom detached house is a well-presented family home, situated in a sought-after location close to a range of local amenities including the popular Victoria Retail Park, schools, a park, and excellent commuting links. Upon entering, you are greeted by an entrance hall that leads to a bright and inviting living room. Adjacent is a versatile reception room currently used as a playroom, offering flexibility to suit your family's needs. The heart of the home is the modern kitchen diner, perfect for culinary needs and family gatherings. Completing the ground floor is a practical utility room and a convenient W/C. The upper level comprises three double bedrooms and a single bedroom. The main bedroom boasts fitted wardrobes and a stylish en-suite bathroom. A well-appointed main bathroom serves the rest of the residents. Outside, the front of the property features a driveway providing off-road parking and access to the garage, which offers ample storage space or additional parking. To the rear is an enclosed garden with a composite decking seating area, raised bedding borders with a variety of plants and shrubs, and an artificial lawn, creating a low-maintenance yet charming outdoor space.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Family Bathroom & En-Suite
- Driveway & Garage
- South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'11" x 8'0" (max) (4.01m x 2.46m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

13'11" x 10'8" (4.01m x 3.27m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Play Room/Office

10'7" x 9'9" (max) (3.25m x 2.99m (max))

The playroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

20'2" x 9'6" (6.17m x 2.90m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a drainer a mixer tap, an integrated oven, gas hob, extractor fan, & fridge freezer, space and plumbing for a dishwasher, a radiator, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the front elevation and double French doors with fitted shutters providing access to the rear garden.

Utility Room

6'2" x 5'2" (1.88m x 1.60m)

The utility room has a fitted base and wall units with a worktop, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, wood-effect flooring and a single composite doors providing access to the rear garden.

W/C

5'2" x 3'1" (1.58m x 0.94m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

14'7" x 8'0" (max) (4.45m x 2.44m (max))

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

11'5" x 10'10" (max) (3.48m x 3.32m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

6'4" x 6'11" (max) (1.95m x 1.86m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, recessed spotlights, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'5" x 10'11" (max) (3.50m x 3.33m (max))

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

Bedroom Three

9'10" x 9'2" (max) (3.00m x 2.80m (max))

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

Bedroom Four

8'2" x 7'8" (2.50m x 2.36m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'2" x 6'5" (max) (2.50m x 1.96m (max))

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear and courtesy lighting.

Garage

17'6" x 9'0" (5.34m x 2.76m)

The garage has courtesy lighting, power supply, ample storage space and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with composite decking, raised bedding borders with a range of plants and shrubs, an artificial lawn and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, FibreNest

Broadband Speed - Ultrafast Broadband available with the highest download speed at 500Mbps & Highest upload speed at 50Mbps

Phone Signal – Some coverage of Voice, 3G, 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 D

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.

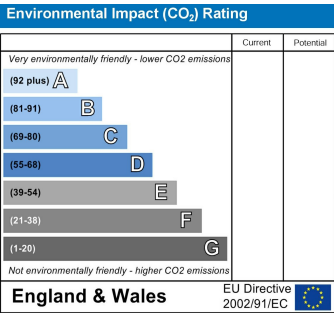
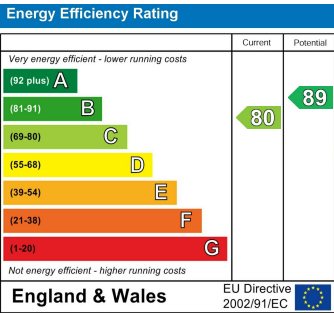
The vendor has advised the following:

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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