

HoldenCopley

PREPARE TO BE MOVED

St. Helens Crescent, Burton Joyce, Nottinghamshire NG14 5DW

Guide Price £400,000 - £425,000

St. Helens Crescent, Burton Joyce, Nottinghamshire NG14 5DW



GUIDE PRICE: £400,000 - £425,000

THE PERFECT FAMILY HOME...

This extended and beautifully presented double bay-fronted detached house offers spacious and versatile accommodation, making it the perfect home for any growing family. Situated in a quiet cul-de-sac within the highly sought-after village of Burton Joyce, the property enjoys a peaceful setting whilst being just a stone's throw away from a wide range of local amenities, excellent schools, and fantastic transport links, including direct bus and rail routes into Nottingham City Centre. Internally, the ground floor comprises an inviting entrance hall, a shower room, a spacious family room with a feature bay window, a separate living room, and a bright conservatory with an insulated ceiling and fitted blinds for year-round use, complete with French doors opening out to the garden. At the heart of the home is a stunning open plan kitchen diner featuring a range of modern units, integrated appliances, underfloor heating, and French doors leading onto the patio—ideal for entertaining. Upstairs, the first floor hosts three generously sized double bedrooms, all serviced by a modern five-piece family bathroom suite, including a bath, separate shower enclosure, two pedestal wash hand basins, and a WC. Outside, the property stands proudly on a generous plot with a lawned front garden and a driveway providing off-road parking for two cars. To the rear is a private, enclosed garden with a large patio area, well-maintained lawn, and useful garden shed.

MUST BE VIEWED





- Substantial Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen Diner With Underfloor Heating
- Two Reception Rooms
- Conservatory
- Ground Floor Shower Room
- First Floor Five-Piece Bathroom Suite
- Well-Maintained Gardens
- Driveway For Two Cars
- Sought-After Location





GROUND FLOOR

Entrance Hall

14'4" x 6'10" (4.37m x 2.08m)

The entrance hall has herringbone-style flooring, a radiator, carpeted stairs with a glass panelled balustrade, an in-built under-stair cupboard, a wall-mounted security alarm panel, and full height UPVC double-glazed obscure windows to the front elevation which flank the single composite door providing access into the accommodation.

Family Room

11'0" x 13'9" (3.36m x 4.21m)

This room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, a TV point, a feature fireplace with an open fire and a decorative surround, and a radiator.

Living Room

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

The living room has carpeted flooring, a radiator, and a sliding patio door leading into the conservatory.

Conservatory

10'7" x 8'8" (3.24m x 2.65m)

The conservatory has laminate flooring, a radiator, a panelled ceiling with a ceiling fan light, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Kitchen

12'0" x 15'6" (3.67m x 4.74m)

The kitchen has a range of fitted base and wall units with quartz worktops, an undermount sink and a half with a mono mixer tap and draining grooves, an integrated dishwasher, an induction hob with an angled extractor fan, an integrated oven and combi-microwave, an integrated fridge freezer, an integrated wine fridge, tiled flooring with underfloor heating, recessed spotlights, space for a dining table, three skylight windows, and double French doors opening out to the rear garden.

Shower Room

8'11" x 3'2" (2.74m x 0.99m)

The shower room has a low level dual flush WC, a wash basin with a fitted cupboard, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

3'11" x 9'7" (1.21m x 2.94m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Master Bedroom

11'0" x 14'3" (3.37m x 4.35m)

The main bedroom has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

9'11" x 11'11" (3.03m x 3.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Three

11'0" x 8'5" (3.37m x 2.58m)

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

Bathroom

12'8" x 7'10" (3.88m x 2.41m)

The bathroom has a low level dual flush WC, two pedestal wash basins, a panelled double-ended bathtub with central taps and a handheld shower head, a shower enclosure with a mains-fed shower, a radiator, tiled flooring, partially tiled walls, a double-glazed obscure window to the side elevation, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area with a range of plants, a gravelled driveway for two cars, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, power points, a dwarf wall, a lawn with a planted border, raised planters, a timber-built shed, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank -

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - High risk for rivers & sea, very low risk for surface water

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.

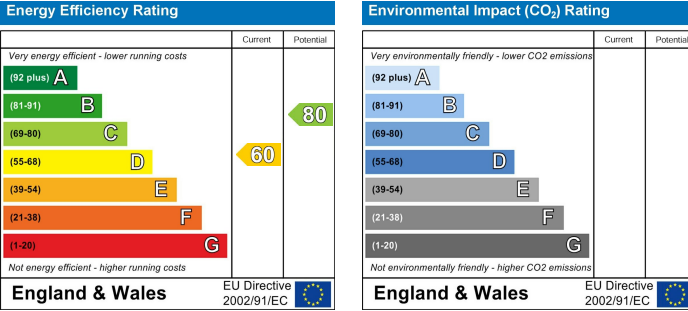
The vendor has advised the following:

Property Tenure is Freehold

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.

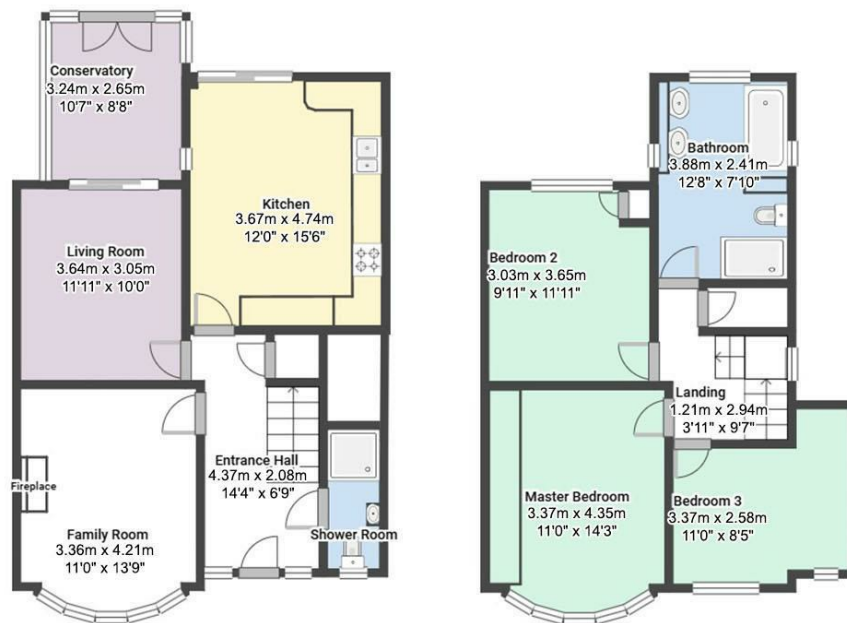
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



St. Helens Crescent, Burton Joyce, Nottinghamshire NG14 5DW

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.