

HoldenCopley

PREPARE TO BE MOVED

Mill Field Close, Burton Joyce, Nottinghamshire NG14 5AA

Offers In The Region Of £395,000

Mill Field Close, Burton Joyce, Nottinghamshire NG14 5AA



DETACHED FAMILY HOME...

This well-presented detached family home is situated in a highly desirable location, offering convenient access to a wide range of local amenities, including shops, schools, and more. With excellent transport links nearby, it is ideally suited for commuters and perfect for a growing family seeking a move-in-ready property. The house also benefits from full underfloor heating throughout. Upon entering, a welcoming hallway leads into a spacious living room featuring a charming square bay window, providing a comfortable space to relax or entertain. The modern fitted kitchen, located adjacent to the living room, offers ample storage and preparation space and opens into the conservatory, creating a bright and versatile area. Also on the ground floor is a convenient W/C. Upstairs, the property offers generous accommodation. The main bedroom includes fitted wardrobes and access to an en-suite bathroom. There are two further well-proportioned bedrooms, as well as a stylish four-piece family bathroom. Outside, the front of the property is enhanced by courtesy lighting and gravelled borders with a variety of mature plants, shrubs, and bushes. A block-paved driveway provides access to a detached garage with an up-and-over door and additional storage space. Gated access leads to the rear of the home, where a beautifully enclosed landscaped garden awaits, complete with patio areas, a lawn, gravelled sections, a fence-panelled boundary, and further gated access.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Conservatory
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear
- Must Be Viewed







GROUND FLOOR

Hallway

19'7" x 4'1" (5.98 x 1.26)

The hallway has Antigo flooring with underfloor heating, carpeted stairs, an in-built cupboard, a full height obscure double glazed window to the side elevation, and a composite door providing access into the accommodation.

W/C

5'5" x 3'5" (1.66 x 1.05)

This space has a low level flush W/C, a pedestal wash basin, recessed spotlights, partially tiled walls, tiled floor with under-floor heating.

Living Room

18'8" x 13'3" (5.69 x 4.05)

The living room has a UPVC double glazed square bay window to the front elevation, a UPVC double glazed window to the side elevation, a TV Point, carpeted flooring with underfloor heating.

Kitchen

18'7" x 8'10" (5.68 x 2.71)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated Neff oven, a AEG Induction hob a stainless steel splash back and a AEG extractor hood, an integrated AEG dishwasher, an integrated AEG washing machine, an integrated AEG fridge freezer, recessed spotlights, tiled flooring with underfloor heating, two UPVC double glazed window to the side and rear elevation, and double French doors opening to the conservatory.

Conservatory

9'11" x 9'8" (3.04 x 2.97)

The conservatory has tiled floor, a wall-mounted heater, recessed spotlights, a UPVC double glazed surround, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'2" x 8'0" (2.50 x 2.46)

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

Master Bedroom

10'11" x 8'11" (3.34 x 2.72)

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

En-Suite

7'4" x 7'0" (2.26 x 2.15)

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, a shaver socket, partially tiled walls, ad tiled floor with under-floor heating.

Bedroom Two

9'9" x 8'4" (2.98 x 2.56)

The second bedroom has a UPVC double glazed window to the front elevation, in built cupboard, and carpeted flooring with underfloor heating.

Bedroom Three

9'11" x 7'1" (3.03 x 2.16)

The third bedroom has a UPVC double glazed window to the front elevation, in built cupboard, and carpeted flooring with underfloor heating.

Bathroom

9'8" x 8'3" (2.97 x 2.54)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, 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 landscaped garden with a patio areas, a lawn, gravelled areas, 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 – 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

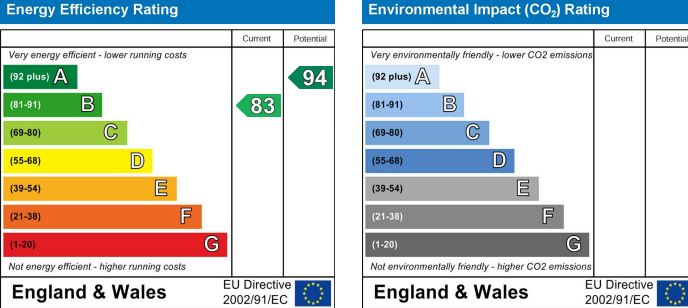
Service Charge £200.00 per annum

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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. VVe 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.



Mill Field Close, Burton Joyce, Nottinghamshire NG14 5AA



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.