

# HoldenCopley

PREPARE TO BE MOVED

Kingfisher Road, Burton Joyce, Nottinghamshire NG14 5HP

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Guide Price £400,000 - £425,000

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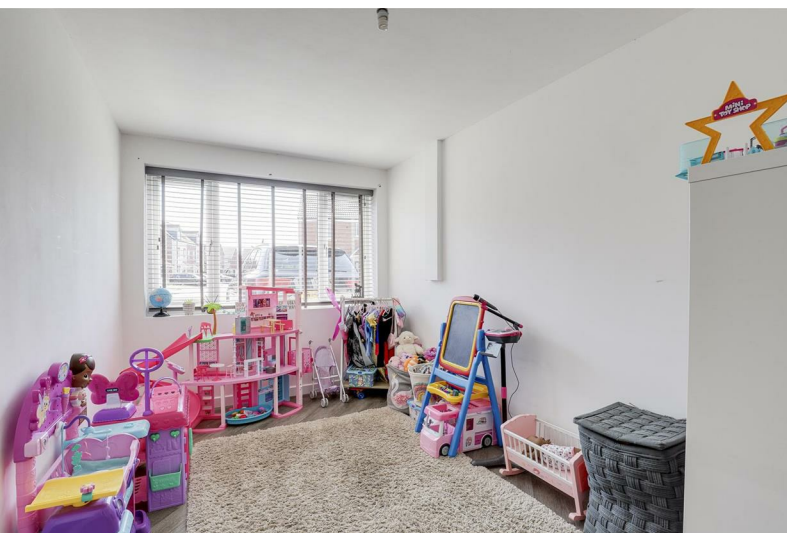


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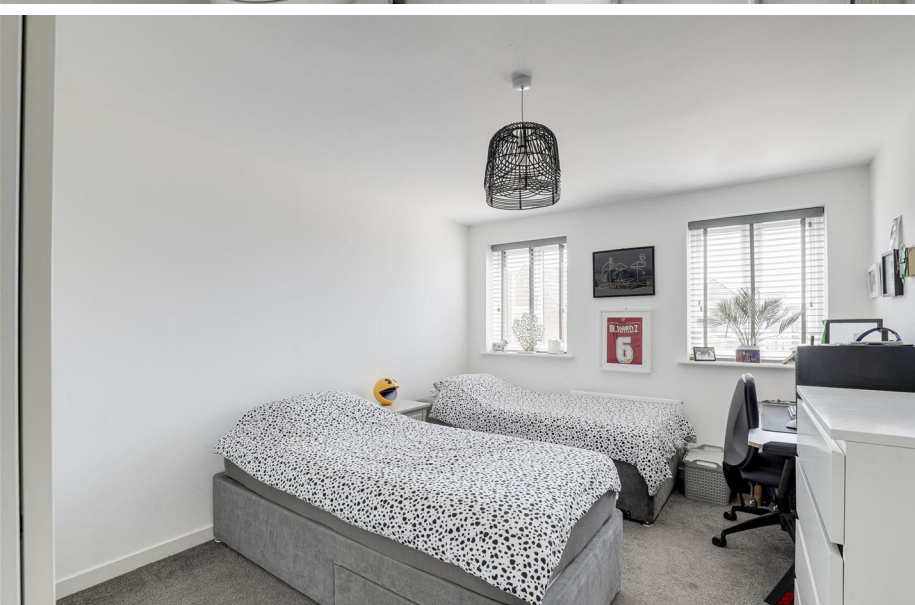
NO UPWARD CHAIN...

This stylishly extended four-bedroom detached house offers generous and versatile living space, making it the ideal family home. Situated in a popular residential area close to local amenities including shops, schools, parks, and excellent commuting links. The ground floor welcomes you with an entrance hall that provides access to a spacious living room and a storage space, perfect for modern family needs. To the rear is the heart of the home – a stunning open-plan kitchen/living/dining space, thoughtfully designed for hosting, family meals, and everyday relaxing. This space is flooded with natural light thanks to Velux windows and impressive wall-to-wall bifold doors that seamlessly open out to the rear garden. A convenient ground floor W/C completes this level. Upstairs, you'll find four well-proportioned bedrooms, the main bedroom includes fitted wardrobes and a modern en-suite bathroom, while the remaining bedrooms are served by a stylish family bathroom. To the front, the property benefits from a driveway providing ample off-road parking. To the rear is a beautifully landscaped, low-maintenance garden featuring a patio seating area, artificial lawn, and a versatile garden room – ideal for use as an office, or studio.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Reception Room & Storage Space
- Open-Plan Modern Kitchen & Living Area
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Landscaped Rear Garden
- No Upward Chain
- Popular Location











GROUND FLOOR

Entrance Hall

16'2" x 5'4" (4.95m x 1.65m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a dado rail and a single composite door providing access into the accommodation.

Living Room

14'0" x 10'3" (4.29m x 3.14m)

The living room has carpeted flooring, a radiator, a feature panelled wall and two UPVC double-glazed windows to the front elevation.

Storage Space

15'10" x 8'3" (4.84m x 2.52m)

The space has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen Living Space

23'11" x 20'2" (7.29m x 6.17m)

The kitchen living area has a range of fitted base and wall units with worktops and a feature breakfast bar island, an undermount sink with a swan neck mixer tap, an integrated oven, hob and extractor fan, space for an American fridge freezer, two radiators, recessed spotlights, a feature meadia wall, tiled flooring, three Velux windows and bifold doors opening out to the rear garden.

W/C

4'9" x 3'5" (1.47m x 1.05m)

This space has a low level dual flush W/C, a wash basin, a radiator, partially tiled walls, tiled flooring and an extractor fan.

FIRST FLOOR

Landing

16'2" x 6'8" (4.94m x 2.05m)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

16'2" x 11'5" (4.94m x 3.49m)

The main bedroom has carpeted flooring, a radiator, a feature panelled wall, floor-to-ceiling fitted sliding door wardrobe, access to the en-suite and two UPVC double-glazed windows to the front elevation.

En-Suite

7'5" x 3'10" (2.27m x 1.19m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a radiator, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14'0" x 10'4" (4.28m x 3.16m)

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

Bedroom Three

11'1" x 8'10" (3.38m x 2.71m)

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

Bedroom Four

9'9" x 7'5" (2.99m x 2.27m)

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

Bathroom

7'0" x 6'1" (2.15m x 1.86m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, a radiator, wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear is an low-maintenance landscaped rear garden with a paved patio area, an artificial lawn, raised beds, courtesy lighting, access to the garden room and fence panelling boundaries.

Garden Room

10'8" x 5'11" (3.27m x 1.81m)

The garden room has a ample storage space, UPVC double-glazed window to the side elevation and double French doors providing access.

DISCLAIMER

The vendor has informed us that the property has been extended at the rear and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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

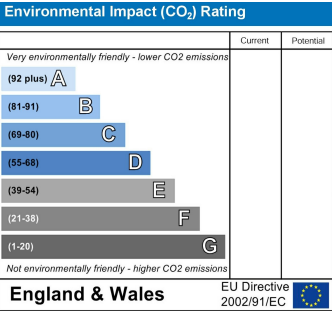
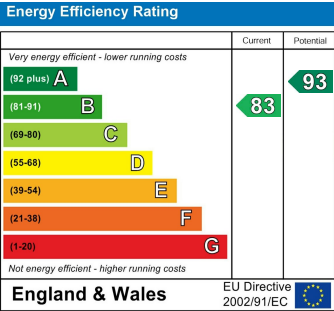
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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, FibreNest
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 900Mbps & Highest upload speed at 110Mbps
- 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



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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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