

# HoldenCopley

PREPARE TO BE MOVED

Brambling Road, Burton Joyce, Nottinghamshire NG14 5JB

---

Guide Price £325,000

Brambling Road, Burton Joyce, Nottinghamshire NG14 5JB





GUIDE PRICE £325,000 - £350,000

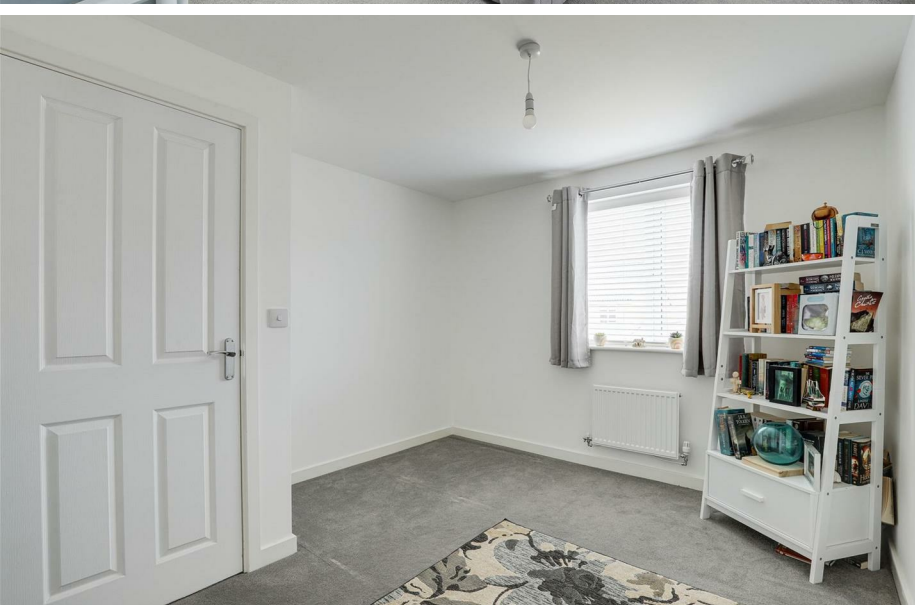
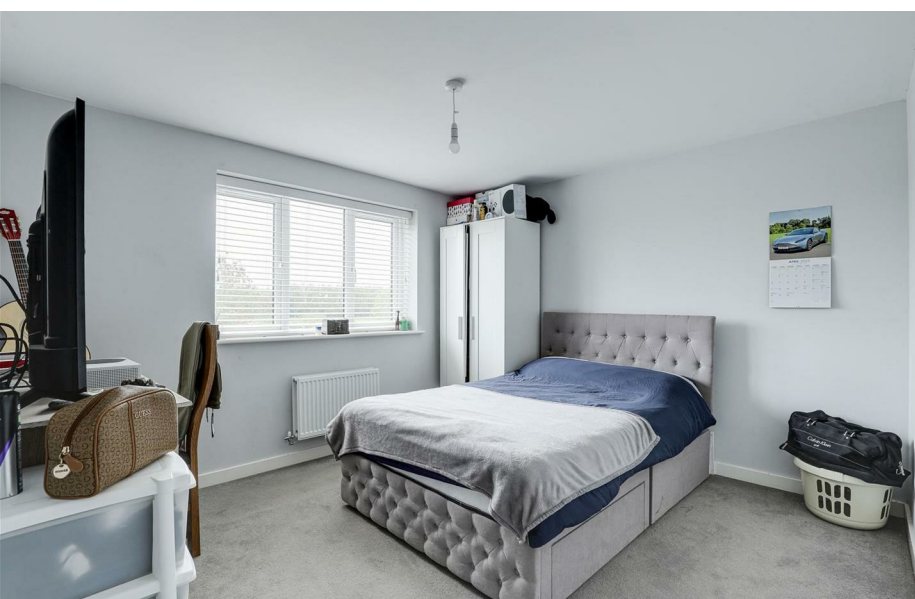
### WELL PRESENTED DETACHED FAMILY HOME...

This well presented five-bedroom detached house is the ideal purchase for any family buyer looking for a spacious, ready-to-move-into home in a sought-after village location. Situated close to excellent local amenities, shops, well-regarded schools, and boasting superb transport links, this property offers the perfect balance of comfort and convenience. The ground floor comprises an entrance hall, a generously sized living room perfect for relaxing and entertaining, and a modern fitted kitchen diner with double French doors opening out to the rear garden – ideal for indoor-outdoor living. Also on the ground floor is a separate utility room, a contemporary shower room, and a garage providing ample storage or secure parking. Upstairs, the property offers five well-proportioned bedrooms, with the master bedroom benefitting from a stylish en-suite. A modern three-piece family bathroom completes the first floor layout. Externally, to the front of the property is a driveway providing off-street parking and a well-maintained lawned garden. To the rear is a private, enclosed garden featuring a paved patio area, a lawn, and a decorative stone section – perfect for entertaining or relaxing in the warmer months.

### MUST BE VIEWED







- Detached Family Home
- Five Bedrooms
- Modern Fitted Kitchen Diner & Utility Room
- Spacious Reception Room
- Ground Floor Shower Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & En-Suite
- Private Enclosed Rear Garden
- Sought After Village Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'6" x 6'4" (5.03m x 1.94m)  
The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single UPVC door providing access into the accommodation.

Living Room

10'7" x 15'1" (3.24m x 4.60m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Kitchen-Diner

21'1" x 9'10" (6.45m x 3.00m)  
The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, space and plumbing for a dishwasher, space for a fridge-freezer, a stainless steel sink and a half with a drainer, wood-effect and carpeted flooring, a UPVC double-glazed window to the rear elevation and double UPVC French doors providing access out to the garden.

Utility Room

5'4" x 7'3" (1.65m x 2.21m)  
The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a radiator, a wall-mounted boiler and a single UPVC door providing access out to the garden.

Shower Room

8'11" x 8'9" (2.73m x 2.68m)  
The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, wood-effect flooring, a radiator, a chrome heated towel rail, waterproof wall panels and a UPVC double-glazed obscure window to the side elevation.

Garage

8'11" x 10'11" (2.73m x 3.35m)  
The garage has lighting, power points and an up and over garage door.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'1" x 10'7" (4.01m x 3.25m)  
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

4'3" x 7'6" (1.32m x 2.31m)  
The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'7" x 12'8" (3.25m x 3.88m)  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

9'3" x 10'2" (2.82m x 3.12m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

11'9" x 10'1" max (3.59m x 3.08m max)  
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Five

6'11" x 7'1" (2.12m x 2.17m)  
The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

5'5" x 9'1" (1.67m x 2.77m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a driveway.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn and a decorative stone area.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 900 Mbps (Highest available download speed) 110 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- 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.

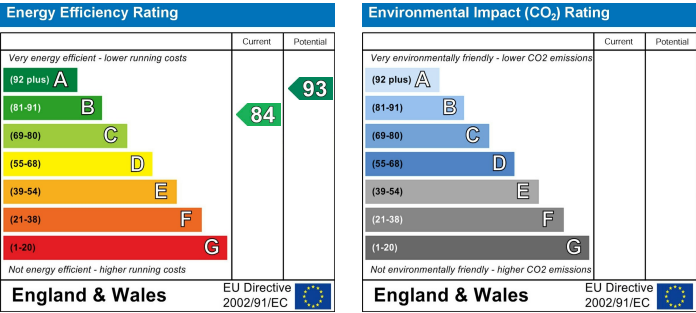
The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £165 annually - to be paid once the development is complete

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry. 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.

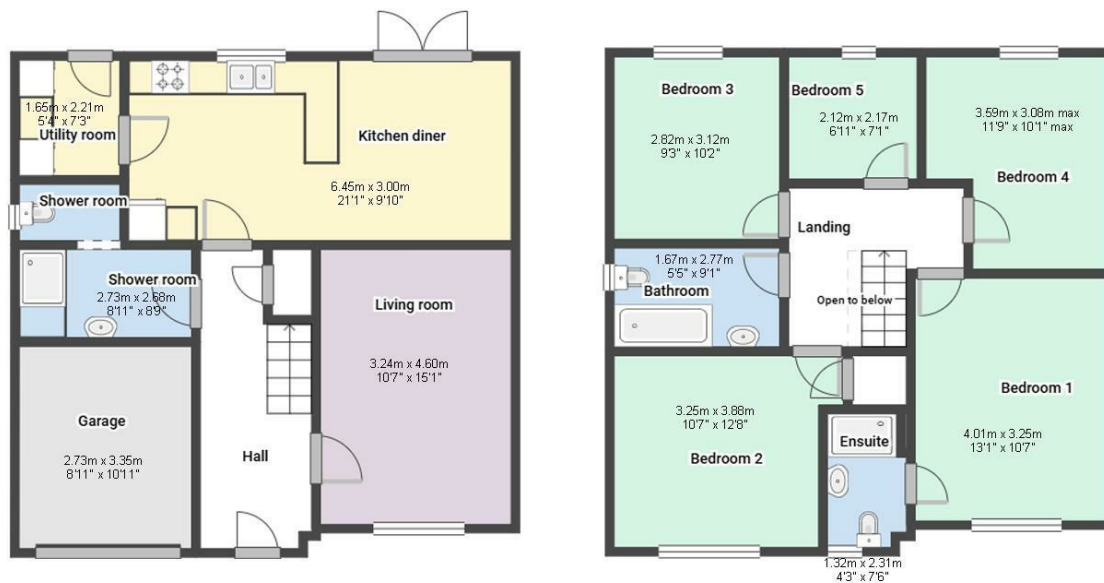
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Brambling Road, Burton Joyce, Nottinghamshire NG14 5JB

**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.