

HoldenCopley

PREPARE TO BE MOVED

Brooklands Drive, Gedling, Nottinghamshire NG4 3GU

Offers In The Region Of £375,000

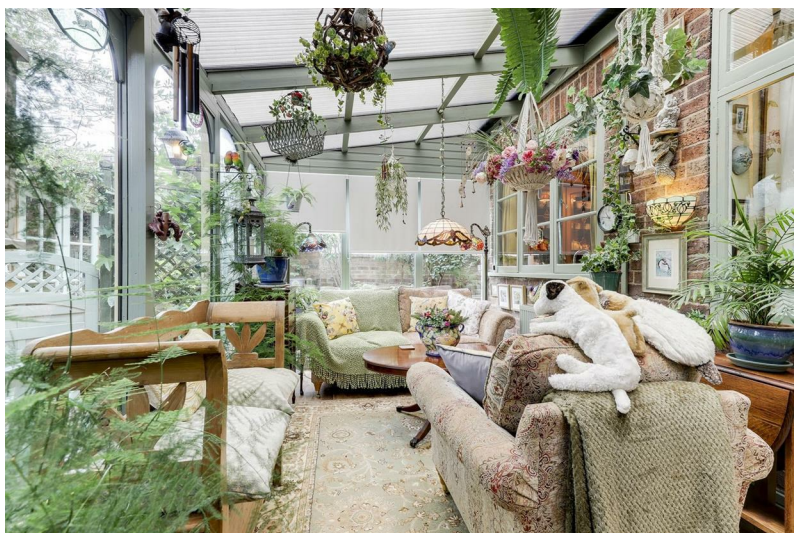
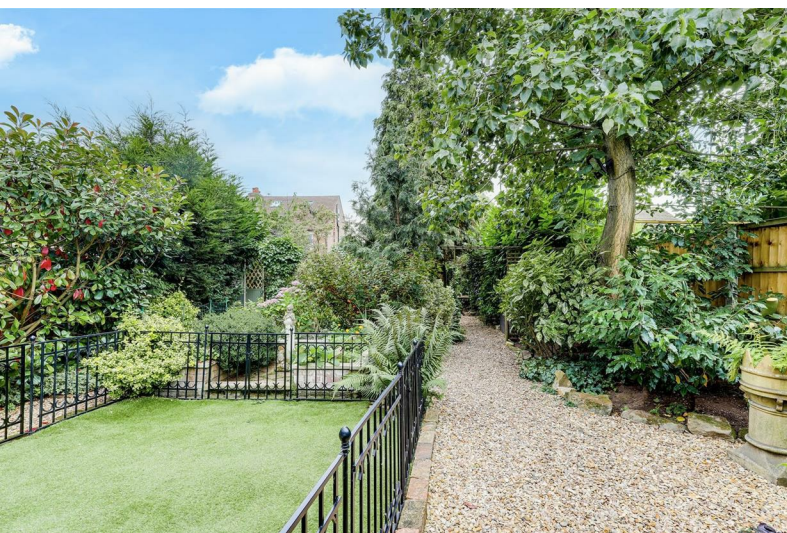
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DETACHED HOUSE WITH TRADITIONAL FEATURES...

This three-bedroom detached home is well-presented and offers a wealth of traditional features that create a charming, period-style feel throughout. From ornate ceiling roses and dado rails to plate rails and classic fireplaces, this property is perfect for buyers looking for a home with character, space, and a sense of timeless appeal. Situated in a popular location, the property is within close proximity to a wide range of local amenities, excellent transport links, great schools, and just a short distance from Gedling Country Park – ideal for families and professionals alike. To the ground floor, the property comprises a porch and entrance hallway, a bow-fronted living room with a fireplace, a separate dining room with a traditional fireplace, and a bright conservatory overlooking the garden. Completing the ground floor is a well-appointed fitted kitchen, enhanced with wooden ceiling beams. Upstairs, the first floor hosts three generously sized bedrooms, with the master bedroom featuring a traditional fireplace, a two-piece bathroom suite, a separate W/C, and access to the loft for additional storage. Externally, the property stands on a generous plot with a gated driveway and a well-maintained front garden, while to the rear is a spacious, enclosed garden featuring an artificial lawn, decorative garden pebbles, various mature plants and shrubs, and a summer house equipped with power – perfect for relaxing or entertaining during the warmer months.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms With Fireplaces & Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking
- Spacious Private Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

3'10" x 2'11" (1.17 x 0.90)
The porch has wood-effect flooring and double French doors.

Hallway

12'7" x 6'3" (3.85 x 1.91)
The hallway has a stained-glass window to the front elevation, carpeted flooring and stairs, an under the stairs cupboard, a radiator, a dado rail, a plait rail, coving and a single door providing access into the accommodation.

Living Room

15'4" x 11'3" (4.69 x 3.43)
The living room has a bow window with a built-in window seat, carpeted flooring, a feature fireplace with a decorative surround, a dado rail, coving, a ceiling rose and bi-folding doors into the dining room.

Dining Room

13'4" x 9'1" (4.08 x 2.79)
The dining room has carpeted flooring, a radiator, a traditional fireplace with a decorative surround, a dado rail, coving, a ceiling rose, internal windows and a single door providing access into the conservatory.

Conservatory

17'1" x 8'6" (5.22 x 2.60)
The conservatory has windows to the side and rear elevations, wood-effect flooring, a radiator, a polycarbonate roof and sliding patio doors providing access out to the garden.

Kitchen

10'2" x 8'5" (3.10 x 2.58)
The kitchen has a range of fitted base and wall units with worktops, a tiled splashback, a freestanding gas cooker, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, wooden beams to the ceiling, an internal window and a single door providing side access.

FIRST FLOOR

Landing

10'3" x 2'9" (3.13 x 0.84)
The landing has a stained-glass window to the side elevation, carpeted flooring, a dado rail, a plate rail, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

13'4" x 11'1" (4.08 x 3.40)
The main bedroom has a window to the rear elevation, carpeted flooring, a traditional fireplace, a radiator and coving.

Bedroom Two

14'3" x 11'2" (4.36 x 3.41)
The second bedroom has a bay window to the front elevation, carpeted flooring, a radiator, a dado rail and coving.

Bedroom Three

7'9" x 6'3" (2.38 x 1.92)
The third bedroom has a window to the front elevation, carpeted flooring and a radiator.

Bathroom

6'11" x 6'3" (2.12 x 1.91)
The bathroom has a pedestal wash basin, a fitted bath, a built-in cupboard, partially tiled walls, a radiator, an extractor fan, coving and an obscure window to the rear elevation.

W/C

3'3" x 2'9" (1.00 x 0.86)
This space has a low level flush W/C and an obscure window to the side elevation.

OUTSIDE

Front

To the front is a gated driveway, a garden with mature shrubs, trees and various plants and a single gate providing rear access.

Rear

To the rear is a spacious garden with an artificial lawned area with with iron gate border, garden pebbles, various plants, mature shrubs and trees, wooden and brick-built raised planters, courtesy lighting, an outdoor tap and a summer house.

Summer House

17'4" x 9'6" (5.30 x 2.90)
The summer house has windows, fitted base units with worktops, lighting, power points and double French doors.

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 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal –All 4G & 5G, some 3G available
- 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

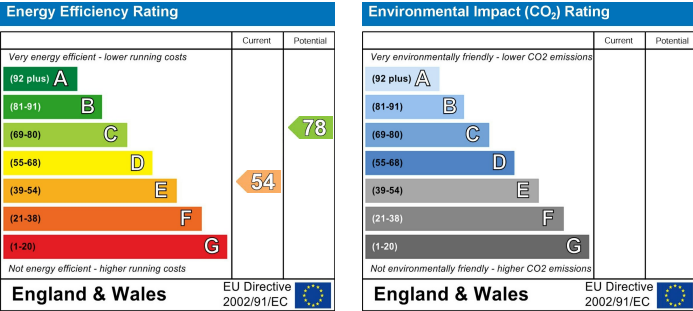
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

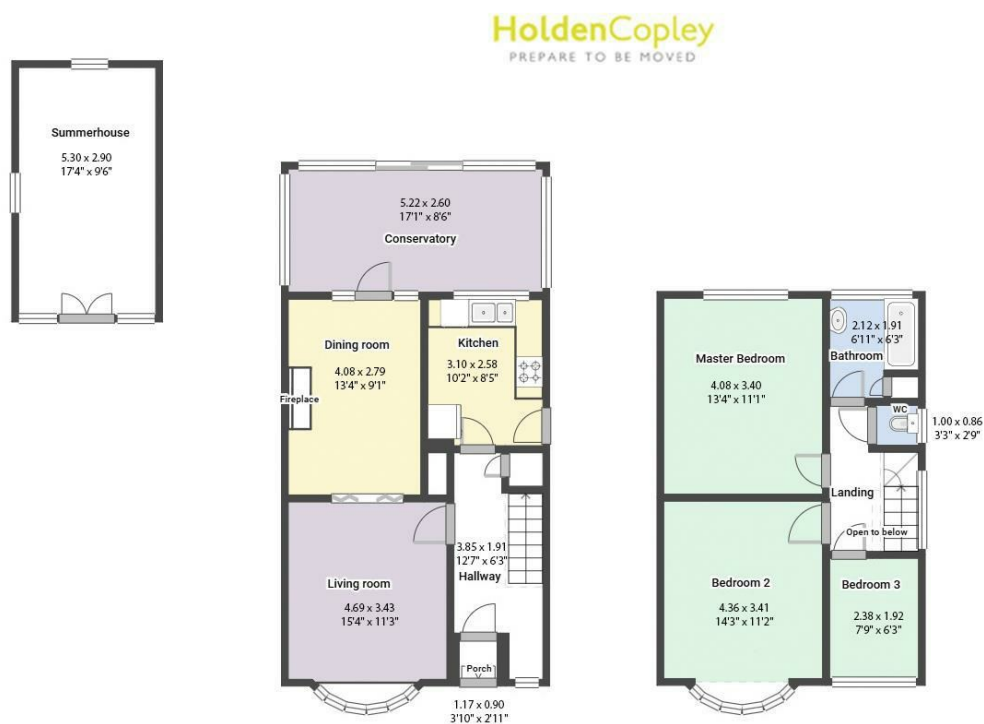
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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