

HoldenCopley

PREPARE TO BE MOVED

Kingfisher Road, Burton Joyce, Nottinghamshire NG14 5HP

Offers In Excess Of £300,000

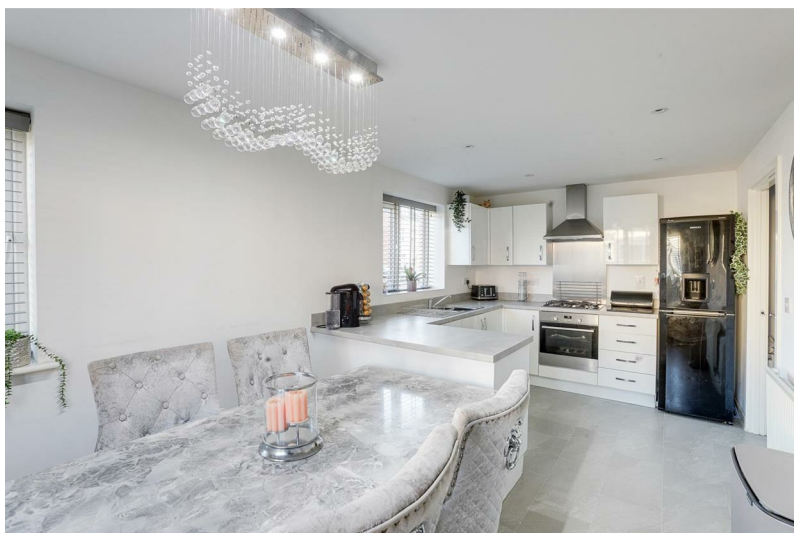
Kingfisher Road, Burton Joyce, Nottinghamshire NG14 5HP



NO UPWARD CHAIN...

This well-presented three-bedroom detached house offers a fantastic opportunity for a family home, with the added benefit of no upward chain. Conveniently situated close to local amenities, including shops, dining options, schools, and excellent commuting links. The ground floor begins with an entrance hall that leads to a spacious reception room, providing a comfortable and functional living space. At the heart of the home is a modern kitchen diner, thoughtfully designed to meet your culinary needs and provide a comfortable space for family meals. Additional features include a convenient utility room and a ground floor W/C. The upper level boasts two double bedrooms and a single bedroom. The main bedroom is complemented by a stylish en-suite, while the remaining bedrooms are served by the family bathroom. Outside, the front of the property offers a driveway for off-road parking, access to a garage, and a neatly maintained garden area with a lawn bordered by an array of shrubs. The rear garden features a patio seating area and a lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" max x 6'1" (1.88m max x 1.87m)

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

Living Room

10'2" x 18'5" (3.11m x 5.62m)

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen Diner

11'6" max x 18'4" (3.53m max x 5.61m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas hob, extractor fan & dishwasher, two radiators, an in-built storage cupboard, vinyl flooring and three UPVC double-glazed windows to the side and front elevations.

Utility Room

6'4" x 5'2" (1.94m x 1.58m)

The utility room has a fitted base unit with a worktop, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, a radoatpr. vinyl flooring and a single UPVC door providing access to the side of the property.

W/C

3'0" x 4'8" (0.93m x 1.43m)

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

FIRST FLOOR

Landing

6'4" max x 11'11" (1.95m max x 3.65m)

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

Master Bedroom

10'4" x 16'11" max (3.16m x 5.16m max)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and two UPVC double-glazed windows to the front and side elevations.

En-Suite

3'10" x 7'1" (1.17m x 2.18m)

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

Bedroom Two

9'2" x 10'6" (2.80m x 3.22m)

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

Bedroom Three

9'1" x 7'6" (2.79m x 2.30m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

6'11" x 6'0" (2.12m x 1.85m)

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

OUTSIDE

Front

To the front of the property is access to the driveway providing off-road parking, access to the garage, gated access to the rear garden, courtesy lighting, a garden area with a lawn and a range of shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, fence panelling and brick-wall boundaries.

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

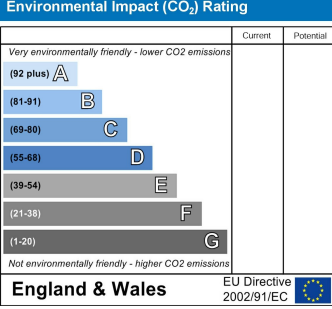
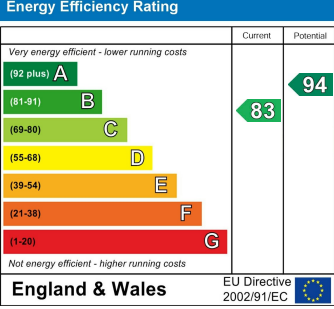
The vendor has advised the following:

Property Tenure is Freehold

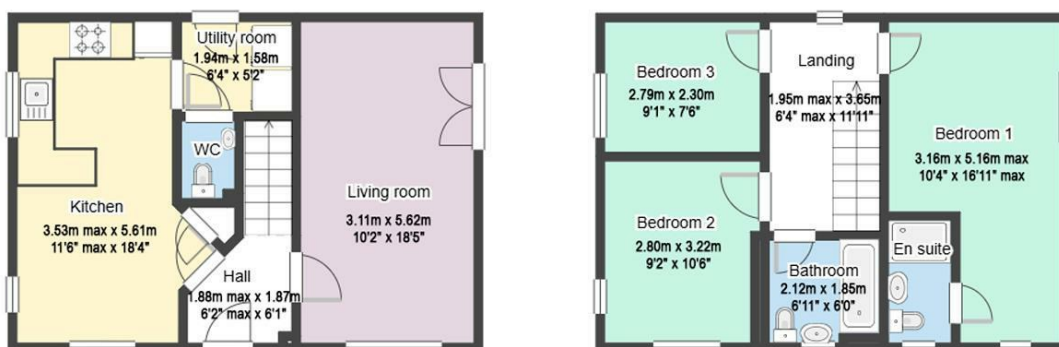
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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