

# HoldenCopley

PREPARE TO BE MOVED

Ash Close, Burton Joyce, Nottinghamshire NG14 5DH

---

£625,000

Ash Close, Burton Joyce, Nottinghamshire NG14 5DH

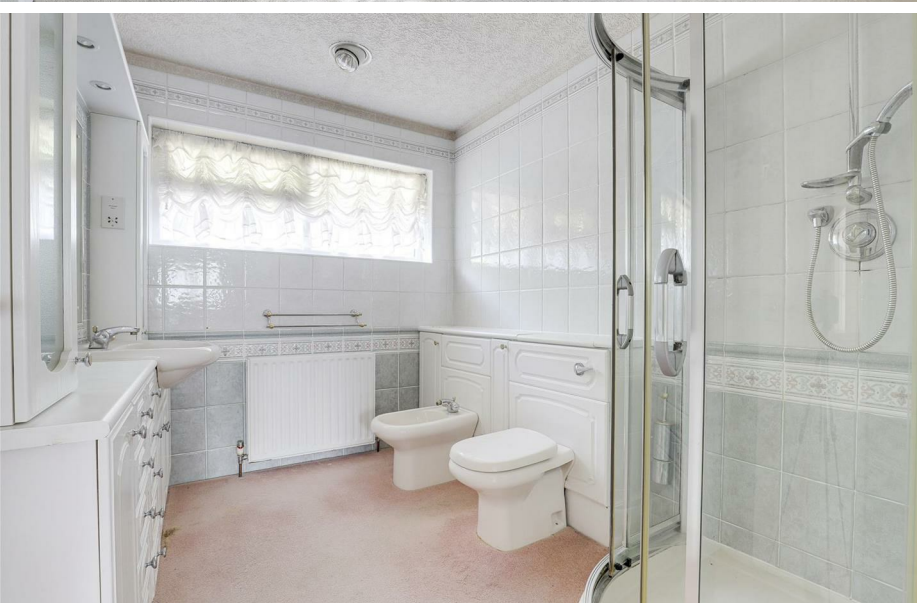


## SPACIOUS DETACHED BUNGALOW WITH PLENTY OF POTENTIAL...

Situated in a quiet cul-de-sac within the highly desirable Burton Joyce area, this generously proportioned detached bungalow offers versatile accommodation ideal for a range of buyers. Set back from the road, the property benefits from ample off-street parking via a driveway leading to a double garage, which features its own convenient W/C. Inside, the welcoming entrance hall includes an in-built cloakroom, leading to a spacious dining room with sliding patio doors that open onto the rear garden. An open archway connects the dining room to the living room, which also enjoys direct access to the private rear garden through sliding patio doors, flooding the space with natural light. The large fitted kitchen offers space for a dining area and flows through to a handy utility room, adding to the home's practicality. The bungalow accommodates four well-proportioned bedrooms, with the master bedroom boasting a private en-suite shower room. A modern four-piece bathroom suite serves the remaining bedrooms, completing the thoughtfully laid-out accommodation. Externally, the private and enclosed rear garden is a tranquil retreat featuring a well-maintained natural lawn, a patio area perfect for outdoor entertaining, a charming summer house, and mature trees and shrubs providing both privacy and character. The front garden mirrors this natural appeal with a lawn framed by established greenery. This property is perfectly positioned for easy access to Burton Joyce train station, local shops, schools, and amenities, as well as the nearby river, offering scenic walks and outdoor enjoyment. Offered with no upward chain, this spacious bungalow presents a fantastic opportunity to create a bespoke family home in a sought-after setting.

MUST BE VIEWED





- Spacious Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner & Utility Room
- Four-Piece Bathroom & En-Suite
- Double Garage With W/C
- Driveway & Private Rear Garden
- No Upward Chain
- Plenty Of Potential
- Popular Location





ACCOMMODATION

Entrance Hall

8’0" × 6’11" (2.44m × 2.13m)

The entrance hall has tile-effect flooring, ceiling coving, a radiator, two sidelight windows to the front elevation, an in-built cloakroom, and a UPVC door providing access to the accommodation.

Dining Room

20’2" × 13’4" (6.17m × 4.08m)

The dining room has carpeted flooring, ceiling coving, two radiators, and sliding patio doors that open onto the rear garden.

Living Room

21’0" × 14’11" (6.42m × 4.56m)

The living room has carpeted flooring, ceiling coving, two radiators, a fireplace set in a hearth with a decorative stone surround, recessed downlights, a UPVC window to the rear elevation, and sliding patio doors opening out onto the rear garden.

Kitchen

20’8" × 13’8" (6.32m × 4.19m)

The kitchen has a range of fitted base and wall units with worktops, a breakfast bar, an undermount sink and a half with a swan-neck mixer tap, a hob with extractor fan, an integrated double oven, an integrated dishwasher, a tiled splashback, two radiators, ceiling coving, recessed spotlights, carpeted flooring, a UPVC window to the front elevation, a UPVC door providing side access, and sliding patio doors opening out onto the rear garden.

Utility Room

11’3" × 6’10" (3.45m × 2.09m)

The utility room has fitted base and wall units with worktops, a sink with a swan-neck mixer tap, floor-to-ceiling tiling, access to the garage, and an internal UPVC window looking into the kitchen.

Hall

17’7" × 3’2" (5.38m × 0.98m)

The hall has carpeted flooring, ceiling coving, a radiator, and provides access to the rest of the accommodation.

Master Bedroom

15’0" × 12’7" (4.59m × 3.86m)

The main bedroom has carpeted flooring, ceiling coving, recessed downlights, a range of fitted wardrobes and overhead cupboards, a radiator, and a UPVC window to the front elevation.

En-Suite

9’4" × 7’0" (2.85m × 2.15m)

The en-suite has a concealed low-level flush W/C and bidet, a vanity storage unit with a wash basin, a shower enclosure with a mains-fed shower and handheld shower head, an extractor fan, recessed downlights, a radiator, carpeted flooring, tiled walls, and a UPVC window to the rear elevation.

Bedroom Two

11’10" × 10’6" (3.63m × 3.22m)

The second bedroom has carpeted flooring, ceiling coving, a range of fitted wardrobes and overhead cupboards, a radiator, and a UPVC window to the rear elevation.

Bedroom Three

13’6" × 8’10" (4.14m × 2.71m)

The third bedroom has carpeted flooring, ceiling coving, a radiator, and a UPVC window to the front elevation

Bedroom Four

8’10" × 8’6" (2.71m × 2.61m)

The fourth bedroom has carpeted flooring, ceiling coving, a radiator, overhead storage cupboards, and a UPVC window to the front elevation.

Bathroom

11’9" × 10’2" (3.60m × 3.12m)

The bathroom has a concealed low-level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a wall-mounted electric shower and handheld shower head, a panelled bath with a handheld shower head, two heated towel rails, an extractor fan, recessed spotlights, carpeted flooring, tiled walls, and a UPVC window to the rear elevation.

OUTSIDE

Front

Set back from the road on a quiet cul-de-sac, the property boasts a driveway with ample space for multiple off-street parking, a natural lawn surrounded by mature trees and shrubs, and convenient access to the double garage.

Garage

18’5" × 15’11" (5.62m × 4.86m)

The garage has an electric garage door, a Belfast sink, a window to the side elevation, access to the utility room, and a single wooden door providing side access.

W/C

7’4" × 3’2" (2.26m × 0.98m)

This space has a low-level flush W/C, a wall-mounted wash basin, a radiator, and an obscure window to the rear elevation.

Rear

To the rear of the property is a private, enclosed garden with a well-kept natural lawn, a patio area, a summer house, and mature trees and shrubs.

ADDITIONAL INFORMATION

Broadband Networks - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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:

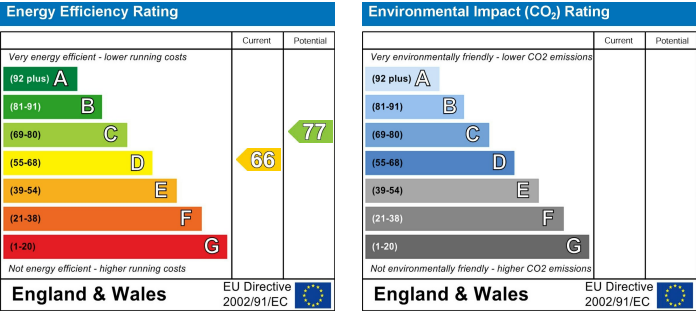
Property Tenure is Freehold

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.

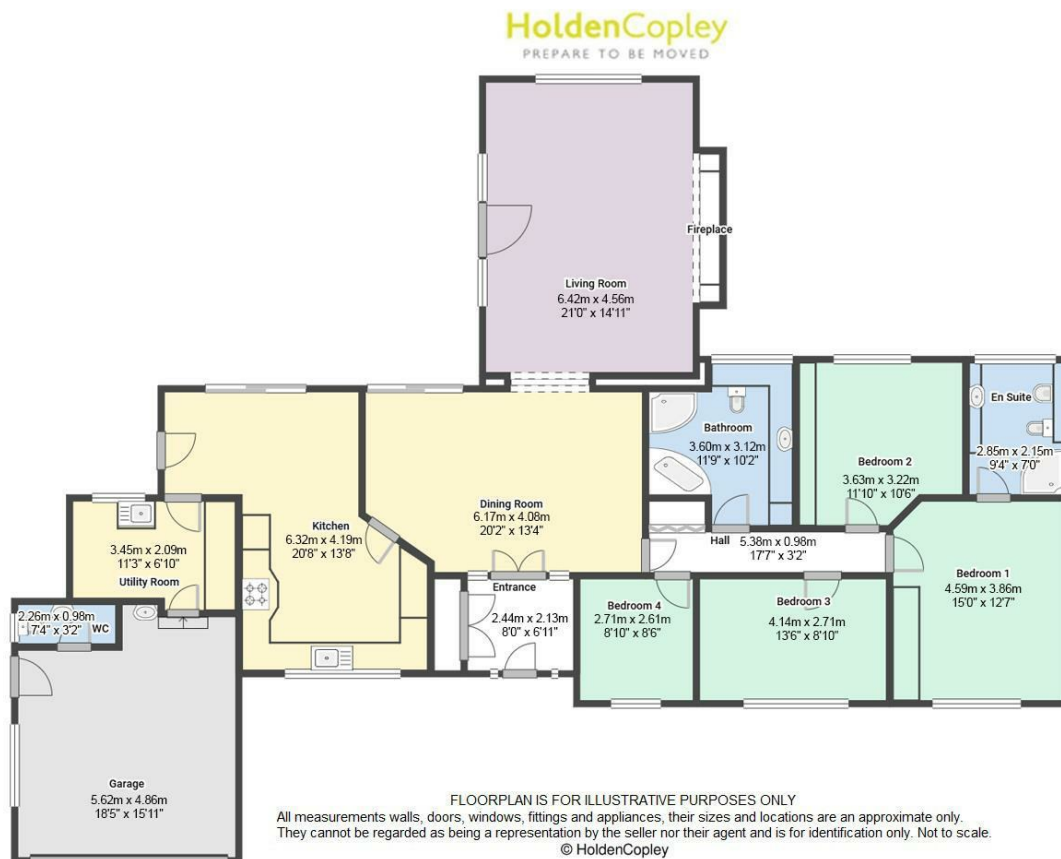
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed 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 licence 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.



# Ash Close, Burton Joyce, Nottinghamshire NG14 5DH



**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.