

# HoldenCopley

PREPARE TO BE MOVED

Seven Oaks Crescent, Bramcote, Nottinghamshire NG9 3FW

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Guide Price £450,000

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GUIDE PRICE: £450,000 - £475,000

WELL PRESENTED DETACHED FAMILY HOME...

This well presented and well-maintained four-bedroom detached house occupies a generous plot in a sought-after location – perfect for any family buyer looking for a home they can move straight into. Situated just a short distance from Wollaton Hall & Deer Park, this property also benefits from being within catchment for excellent schools, close to local amenities, and boasts superb transport links into the City Centre and beyond. The ground floor offers spacious and versatile accommodation, comprising an entrance hall, a bay-fronted living room featuring a cast iron fireplace, and a fitted kitchen open plan to a bright and airy living/dining area with French doors leading out to the rear garden – ideal for entertaining. There is also the added convenience of a separate utility room, a ground floor W/C, and internal access into the garage. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite shower room. Bedroom four features both BT and Virgin Media incoming connections – both live, making it ideal for use as a home office or study. A three-piece family bathroom and loft access complete the upper level. Additional features include a NACOSS-approved and maintained security system, providing peace of mind, and a modern boiler that is five years old and covered by a maintenance contract. The front windows were also replaced around the same time, enhancing the property's comfort and efficiency. Outside, the property enjoys kerb appeal with a driveway providing off-street parking, a well-kept front garden with mature greenery, and a fully enclosed, private tiered rear garden featuring a paved patio area, lawn, a shed, and established planting – perfect for enjoying the outdoors.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Bay Fronted Reception Room With Cast Iron Fireplace
- Well Appointed Fitted Kitchen With Open Plan Living Area
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Integral Garage
- Large Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'0" x 6'4" (4.27m x 1.95m)

The entrance hall has an entrance mat, oak laminate flooring, carpeted stairs, an under the stairs cupboard and a single composite door providing access into the accommodation.

### W/C

5'1" x 2'6" (1.57m x 0.77m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

### Living Room

12'3" x 12'0" (3.75m x 3.68m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a cast iron fireplace, a radiator and coving.

### Kitchen Living Space

22'4" x 18'9" (6.81m x 5.74m)

The kitchen living space has a range of fitted base and wall units with worktops and a tiled splashback, an integrated Neff oven, microwave, fridge, freezer and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer, Karndean wood-effect vinyl flooring, two radiators, a vertical radiator, a wall-mounted fireplace, recessed spotlights, two Velux rooflights, UPVC double-glazed windows to the rear elevations and UPVC double French doors providing access out to the garden.

### Utility Room

8'9" x 7'6" (2.67m x 2.30m)

The utility room has space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, tile-effect vinyl flooring, a radiator, access into the garage, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

### Garage

17'5" x 10'3" (5.32m x 3.13m)

The garage has lighting, a wall-mounted boiler and an up and over garage door.

## FIRST FLOOR

### Landing

8'3" x 7'4" (2.54m x 2.25m)

The landing has carpeted flooring, a sun tube sky light with integral light and provides access to the first floor accommodation.

### Master Bedroom

15'2" x 10'2" (4.63m x 3.10m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, eaves storage and access into the en-suite.

### En-Suite

7'5" x 5'10" (2.27m x 1.80m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a corner fitted shower enclosure with an electric shower and waterproof wall panels, tile-effect vinyl flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a sky light.

### Bedroom Two

12'10" x 12'1" (3.92m x 3.69m)

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

### Bedroom Three

12'8" x 10'9" (3.87m x 3.29m)

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

### Bedroom Four

7'2" x 6'4" (2.20m x 1.95m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the loft.

### Bathroom

8'2" x 7'3" (2.51m x 2.23m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin, a P shaped fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway and a garden with various plants and mature shrubs and trees.

### Rear

To the rear is a private tiered garden with a paved patio seating area, a lawn, a shed, mature trees, an outdoor tap, courtesy lighting and fence panelled boundaries.

## 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 +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

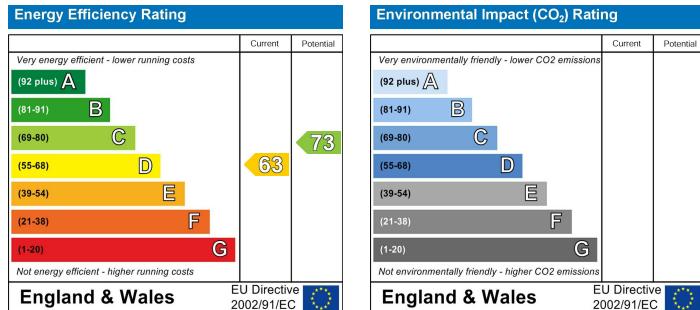
The vendor has advised the following:

Property Tenure is Freehold

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**TOTAL FLOOR AREA: 1,397 sq.ft (129.8 sq.m.) approx.  
(excluding garage)**

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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