

HoldenCopley

PREPARE TO BE MOVED

Bampton Court, Gamston, Nottinghamshire NG2 6PA

Guide Price £400,000 - £425,000

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BEAUTIFULLY PRESENTED FAMILY HOME...

This beautifully presented four-bedroom home offers deceptively spacious accommodation throughout, making it the perfect choice for a family buyer looking for a property they can move straight into. Ideally situated in a desirable location of Gamston village, the home is within easy reach of great schools, a variety of shops, convenient transport links and the popular Holme Pierrepont and Colwick Country Parks. The ground floor comprises a modern fitted kitchen, a generous reception room featuring a wood-burning stove and bi-folding doors opening out to the rear garden, along with a versatile guest bedroom or study, a contemporary en-suite shower room and internal access to the garage. To the first floor, you will find three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, alongside a stylish family bathroom and access to a boarded loft for additional storage. Outside, the property boasts a double driveway providing off-street parking for three vehicles. The south-facing rear garden has been tastefully landscaped to include a paved patio seating area and an artificial lawn, offering a low-maintenance space ideal for relaxing or entertaining.

NO UPWARD CHAIN





- Link Detached House
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room With Wood Burning Stove & Bi-Folding Doors
- Contemporary Family Bathroom & En-Suite
- Off-Road Parking & Integral Garage
- South-Facing Landscaped Garden
- Beautifully Presented Throughout
- Sought After Location
- No Upward Chain





GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front and side elevations, tiled flooring and a single UPVC door providing access into the accommodation.

Kitchen

13’6" x 11’4" (4.14m x 3.47m)

The kitchen has a range of fitted gloss base and wall units with worktops, a tiled splashback and a matching kitchen island breakfast bar, an integrated oven and microwave, a hob with a ceiling-mounted extractor hood, an undermount sink with a swan neck mixer tap and draining grooves, space for an American style fridge-freezer, tiled and oak wooden flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living Room

24’7" x 13’6" (7.51m x 4.13m)

The living room has oak engineered wood flooring, a recessed tiled chimney breast with a wood burning stove and a slate hearth, a radiator, a tiled feature wall, recessed spotlights, built-in shelving, a skylight and Aluminium bi-folding doors providing access out to the garden.

Guest Bedroom/Study

9’11" x 8’6" (3.03m x 2.61m)

The guest bedroom/study has oak engineered wood flooring, recessed spotlights, a skylight, access into the en-suite and a single Aluminium door providing access out to the garden.

En-Suite

2’10" x 9’1" (0.88m x 2.78m)

The en-suite has a low level flush W/C, a wall-mounted vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and recessed wall alcove, tiled flooring and walls, a chrome heated towel rail, recessed spotlights and an extractor fan.

Garage

15’1" x 9’11" (4.60m x 3.03m)

The garage has lighting and a roller garage door.

FIRST FLOOR

Landing

6’0" x 14’4" (1.85m x 4.39m)

The landing has oak wooden flooring, recessed spotlights, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

9’0" x 11’8" (2.75m x 3.58m)

The main bedroom has a UPVC double-glazed window to the rear elevation, oak wooden flooring, a radiator, a fitted floor to ceiling mirrored wardrobe, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8’6" x 13’8" (2.61m x 4.18m)

The second bedroom has UPVC double-glazed window to the front and rear elevations, oak wooden flooring and a radiator.

Bedroom Three

7’2" x 11’5" (2.19m x 3.50m)

The third bedroom has a UPVC double-glazed window to the front elevation, oak wooden flooring and a radiator.

Bathroom

5’6" x 7’7" (1.69m x 2.32m)

The bathroom has a wall-mounted low level concealed dual flush W/C, a wall-mounted double vanity style wash basin, a fitted bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, tiled flooring and walls, recessed wall alcoves, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway with space for three vehicles.

Rear

To the rear is a private south-facing garden with a paved patio seating area, an artificial lawn, mature shrubs and trees and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to LPG tank
- 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 – Underground LPG tank in the garden
- Other Material Issues – No

DISCLAIMER

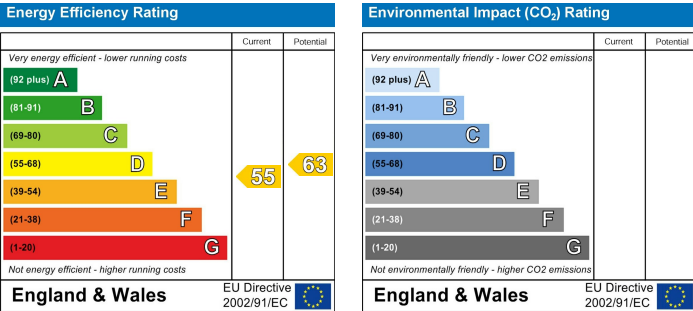
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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