

HoldenCopley

PREPARE TO BE MOVED

Briar Gardens, Calverton, Nottinghamshire NG14 6PW

Guide Price £425,000 - £435,000

Briar Gardens, Calverton, Nottinghamshire NG14 6PW



GUIDE PRICE £425,000- £435,000

SPACIOUS DETACHED BUNGALOW IN POPULAR VILLAGE LOCATION...

Situated in a popular village location—close to local shops, great schools, and convenient transport links—this well-maintained detached bungalow offers spacious and versatile accommodation, making it perfect for a wide range of buyers. The property features a generous reception room with a feature fireplace, a fitted kitchen, and a useful utility room. There are three well-proportioned bedrooms, with two benefitting from fitted wardrobes and the master enjoying its own en-suite. Completing the internal accommodation is a shower room and direct access into the integral garage. To the front of the property, a gated block-paved driveway provides off-road parking for two vehicles. The private rear garden offers an ideal space for relaxation and entertaining, featuring a paved patio seating area, a well-kept lawn, and two summer houses.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen & Utility Room
- Spacious Reception Room
With Feature Fireplace
- Shower Room & En-Suite
- Off-Road Parking & Integral
Garage
- Private Enclosed Rear Garden
- Popular Village Location
- Well-Presented Throughout
- Must Be Viewed





ACCOMMODATION

Hallway

8*7" x 7*9" (2.63 x 2.38)

The hallway has wood-effect flooring, a radiator, coving and a single UPVC door providing access into the accommodation.

Cloak Room

4*9" x 4*9" (1.47 x 1.45)

The cloak room has wood-effect flooring, a radiator, a fitted floor to ceiling cupboard and an extractor fan.

Hallway

8*9" x 3*4" (2.68 x 1.02)

The hallway has wood-effect flooring, coving, a recessed spotlights and access into the loft.

Lounge-Diner

24*3" x 13*9" (7.41 x 4.20)

The lounge-diner has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a feature fireplace, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

11*1" x 11*1" (3.39 x 3.39)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a dishwasher, an under the counter fridge, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, space for a dining table, recessed spotlights and a UPVC double-glazed window to the side elevation.

Utility Room

11*1" x 6*1" (3.40 x 1.86)

The utility room has fitted base and wall units with a worktop and a tiled splashback, space and plumbing for a washing machine, space for a fridge, wood-effect flooring, a radiator, an extractor fan, access into the garage, a UPVC double-glazed window to the side elevation and a single UPVC door providing side access.

Master Bedroom

13*3" x 12*3" (4.05 x 3.74)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted floor to ceiling mirrored wardrobe, recessed spotlights and access into the en-suite.

En-Suite

10*3" x 3*1" (3.13 x 0.95)

The en-suite has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and waterproof wall panels, wood-effect flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13*3" x 10*0" (4.05 x 3.05)

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

Bedroom Three

10*5" x 8*6" (3.20 x 2.60)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling mirrored wardrobe.

Shower Room

6*7" x 6*6" (2.02 x 2.00)

The shower room has a low level concealed flush W/C, a vanity style wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower, hand-held shower and waterproof wall panels, wood-effect flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Garage

17*8" x 9*2" (5.41 x 2.80)

The garage has a UPVC double-glazed window, a wall-mounted boiler, lighting, power points and an electric up and over garage door.

OUTSIDE

Front

To the front is a gated block paved driveway with space for two vehicles and courtesy lighting.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, decorative stones, two summer houses, mature shrubs and trees, 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 Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

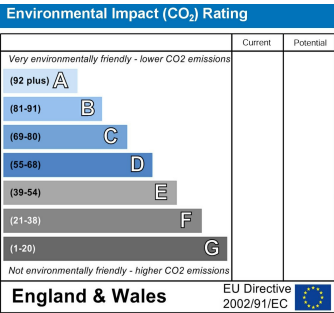
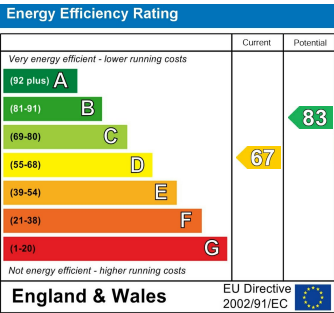
The vendor has advised the following:

Property Tenure is Freehold

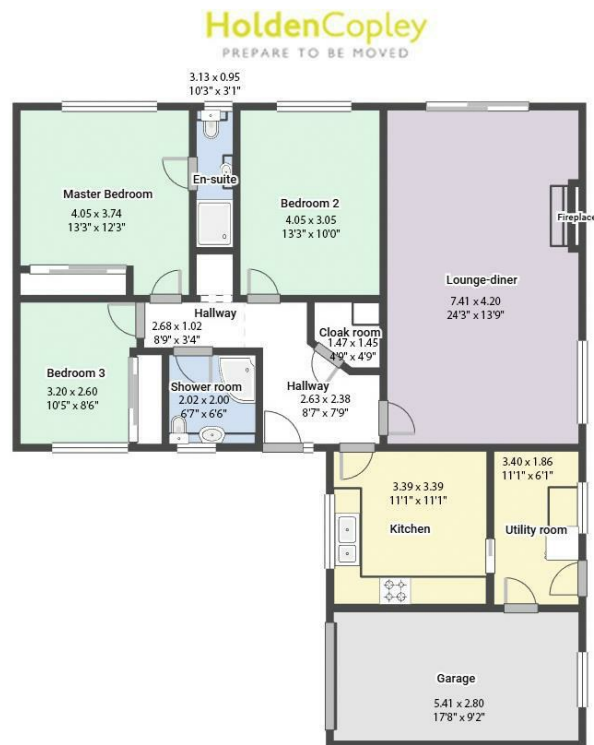
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 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.

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.



Briar Gardens, Calverton, Nottinghamshire NG14 6PW



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@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.