

# HoldenCopley

PREPARE TO BE MOVED

Brookside Cottages, Burton Joyce, Nottinghamshire NG14 5DA

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Guide Price £225,000 - £250,000



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PEACEFUL & PRIVATE LOCATION...

Nestled in a quiet and private position within the sought-after village of Burton Joyce, this delightful two-bedroom mid-terrace house combines character, comfort, and convenience. The property is ideally located close to a range of local amenities including shops, schools, parks, pubs, restaurants, and excellent commuting links, offering a perfect balance of village charm and everyday practicality. Stepping inside, you're welcomed by a bright and airy conservatory, this leads into a cosy and inviting living room, complete with a feature log burner for added warmth and ambience. A modern kitchen caters to all your culinary needs, and a ground floor bathroom adds further functionality. Upstairs, the home offers a spacious double bedroom and a comfortable single bedroom. Externally, the south-facing front garden is a standout feature—enjoying plenty of natural sunlight and offering a lovely private space with a paved patio area, a gravel seating area, and a variety of mature plants, shrubs, and trees. A designated parking space is also available. To the rear, a tiered garden with its own seating area and further greenery creates another relaxing outdoor space.

MUST BE VIEWED!







- Mid-Terrace House
- Two Bedrooms
- Reception Room With Feature Log Burner
- Conservatory
- Newly Fitted Kitchen
- Ground Floor Bathroom
- Designated Parking Space
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Conservatory

6'11" x 10'3" (2.11m x 3.13m)

The conservatory has carpeted flooring, a radiator, UPVC double-glazed windows surround and double French doors providing access into the accommodation.

Living Room

13'10" x 11'10" (4.22m x 3.62m)

The living room has carpeted flooring, a radiator, exposed ceiling beams, a recessed chimney breast alcove with a feature log burner and an exposed brick-wall surround.

Kitchen

7'10" x 8'11" (2.39m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, ceramic sink with a swan neck mixer tap, an integrated oven, hob, & extractor fan, a wall-mounted boiler, a radiator, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC stable door providing access to the rear garden.

Bathroom

5'3" x 7'10" (1.60m x 2.39m)

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

FIRST FLOOR

Landing

3'2" x 2'10" (0.97m x 0.88m)

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 for storage.

Master Bedroom

11'11" x 13'10" (3.65m x 4.23m)

The main bedroom has carpeted flooring, a radiator, an original fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'2" x 7'11" (2.81m x 2.42m)

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

OUTSIDE

Front

To the front of the property is a private garden with a paved patio area, a gravel patio area, mature plants, shrubs & trees, fence panelling boundaries and access to a designated parking space.

Rear

To the rear of the property is an enclosed tiered garden with a gravel patio, steps leading up to a seating area, plants and shrubs, a log store and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A  
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

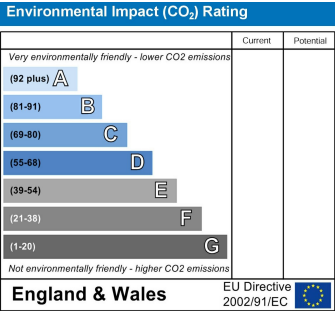
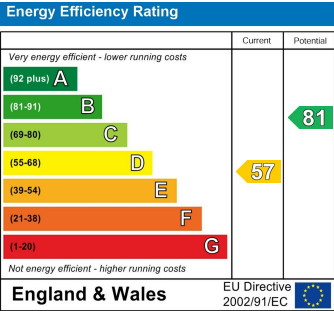
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.

ADDITIONAL INFORMATION

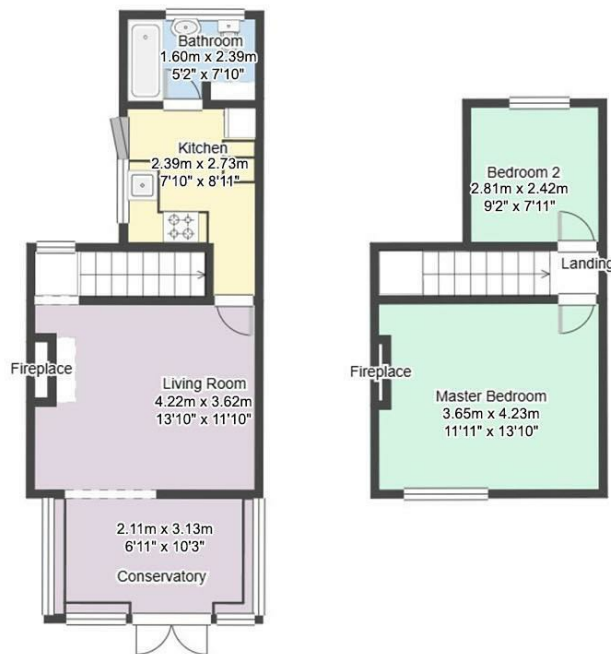
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & some coverage of 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
- Access road is unadopted





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**HoldenCopley**  
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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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