

# HoldenCopley

PREPARE TO BE MOVED

Broadmead, Burton Joyce, Nottinghamshire NG14 5FL

---

Offers Over £495,000 - £550,000



Broadmead, Burton Joyce, Nottinghamshire NG14 5FL





## IMPRESSIVE MODERN DORMER BUNGALOW...

Nestled in the highly desirable village location of Burton Joyce, this well-presented dormer bungalow is a perfect forever home. Conveniently located within close proximity to a range of local amenities such as shops, schools, parks, and eateries, as well as providing excellent transport links such as Burton Joyce Train Station, this home is well-suited for those that commute. Internally, the ground floor features an inviting entrance hall with built-in storage, a dining area with bi-fold doors, and open access to the living area, which also enjoys double bi-fold doors leading to the garden. The modern fitted sleek stylish kitchen, benefiting from integrated Neff appliances, and a breakfast bar. A separate utility room/pantry provides additional built-in storage. The ground floor also accommodates a bedroom with direct access to the bathroom, as well as a study/ fourth bedroom. Upstairs, the first floor is home to the master bedroom with ample built-in storage and access to the en-suite, as well as a second double-bedroom with built-in storage and access to the second en-suite. Externally, the front of the property offers a driveway providing off-street parking for multiple cars, along with a paved patio area, and a planted garden area. Gated access leads to the rear of the property, where you will find a private, south-facing enclosed garden. This generous outdoor space includes two paved patio seating areas, a substantially sized lawn, a versatile garden room currently utilised as a office/tv room. The beautifully maintained garden is enhanced with planted borders and mature greenery, creating a private and charming outdoor retreat. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEW







- Dormer Bungalow
- Four Double Bedrooms & Study (Fourth Bedroom)
- Modern Fitted Kitchen With Breakfast Bar
- Open Access Dining Area With Bi-Fold Doors
- Bright & Airy Living Area With Double Bi-Fold Doors
- Fitted Utility Room/ Pantry
- Three Modern Bathrooms
- Ample Built-In Storage Space
- Off-Street Parking For Multiple Cars
- Large South-Facing Garden With Versatile Garden Room











GROUND FLOOR

Entrance Hall

4'1" x 7'5" (1.27m x 2.28m)

The entrance hall has Karndeian flooring with wall mounted radiators, a built-in wardrobe, a recessed spotlight, a UPVC double-glazed window to the front elevation, and a composite door providing access into the accommodation.

Hall

5'9" x 15'4" (1.75m x 4.67m)

The hall has Karndeian flooring, carpeted stairs, two radiators, and recessed spotlights.

Dining Area

11'11" x 11'5" (3.65m x 3.48m)

The dining room has Karndeian flooring with underfloor heating, recessed spotlight, bi-fold doors leading out to the rear garden, and open access into both the kitchen and the living room.

Kitchen

9'0" x 21'1" (2.75m x 6.43m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops and a breakfast bar, a porcelain sink with hot water Quooker tap and a drainer, an integrated Neff combination microwave with a matching warming drawer, an integrated Neff oven, an integrated Neff electric hob with an extractor fan, an integrated dishwasher, an integrated larder fridge, an integrated larder freezer, two integrated bins, Karndeian flooring with underfloor heating, recessed spotlights, and two UPVC double-glazed windows to the front elevation.

Utility Room/Pantry

9'1" x 8'11" (approx) (2.77m x 2.72m (approx))

The utility room has fitted gloss handleless base and wall units with a worktop, a stainless steel sink with a moveable swan neck tap and a drainer, space and plumbing for a washing machine and a tumble dryer, Karndeian flooring with underfloor heating, a wall-mounted combi boiler, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation, a UPVC door providing side access, and access to the walk-in pantry.

Living Area

15'4" x 16'2" (approx) (4.68m x 4.95m (approx))

The living room has Karndeian flooring with underfloor heating, recessed spotlights, two skylights, and bi-fold doors leading out to the rear garden.

Bedroom Three

9'10" x 11'4" (3.00m x 3.47m)

The third bedroom has carpeted flooring, a radiator, a radiator, double French doors leading out to the rear garden, and access to the bathroom.

Bathroom

7'10" x 6'9" (2.39m x 2.07m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld and overhead shower fixture, Karndeian flooring, tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Study

9'10" x 11'7" (3.00m x 3.54m)

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

FIRST FLOOR

Landing

6'2" x 2'11" (1.89m x 0.90m)

The landing has carpeted flooring, two built-in wardrobes, recessed spotlights, and access to the first floor accommodation.

Master Bedroom

12'9" x 17'0" (max) (3.91m x 5.19m (max))

The main bedroom has carpeted flooring, three built-in wardrobes, a radiator, recessed spotlights, two UPVC double-glazed windows to the side and rear elevations, and access to the en-suite. Also included is access to ample loft space.

En-Suite

6'2" x 6'10" (1.89m x 2.09m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

14'1" x 12'9" (max) (4.30m x 3.91m (max))

The second bedroom has carpeted flooring, two built-in wardrobes, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En Suite Two

6'1" x 5'4" (1.87m x 1.65m)

The second en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a

shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-street parking for multiple cars, a paved patio area, a raised planter a planted area, gated access to the rear, and boundaries made up of fence panelling and hedges.

Rear

To the rear of the property is a private well maintained enclosed garden with two paved patio seating areas, a lawn, a gravelled seating area, a shed, a versatile garden room, a greenhouse, a pond, planted borders, ample greenery, and fence/ hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – All 4G and some 5G

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 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.

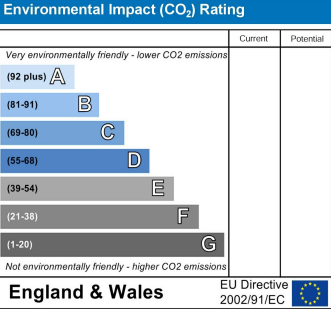
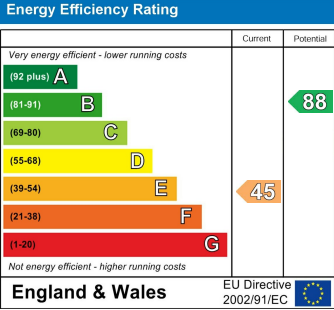
The vendor has advised the following:

Property Tenure is freehold.

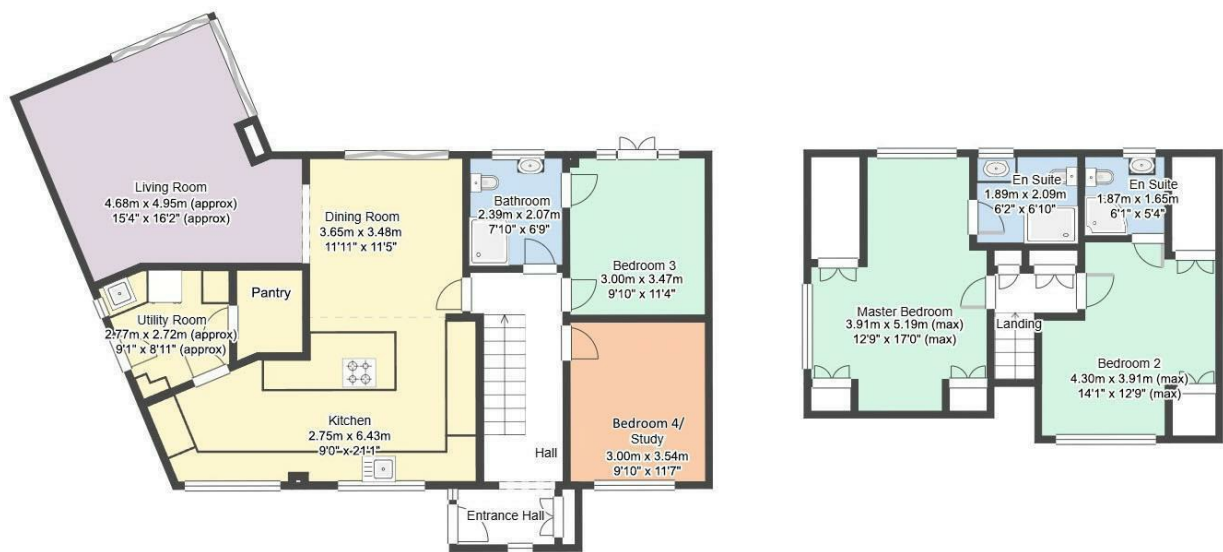
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement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







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 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**