

HoldenCopley

PREPARE TO BE MOVED

Covert Close, Burton Joyce, Nottinghamshire NG14 5BX

Guide Price £325,000 - £350,000

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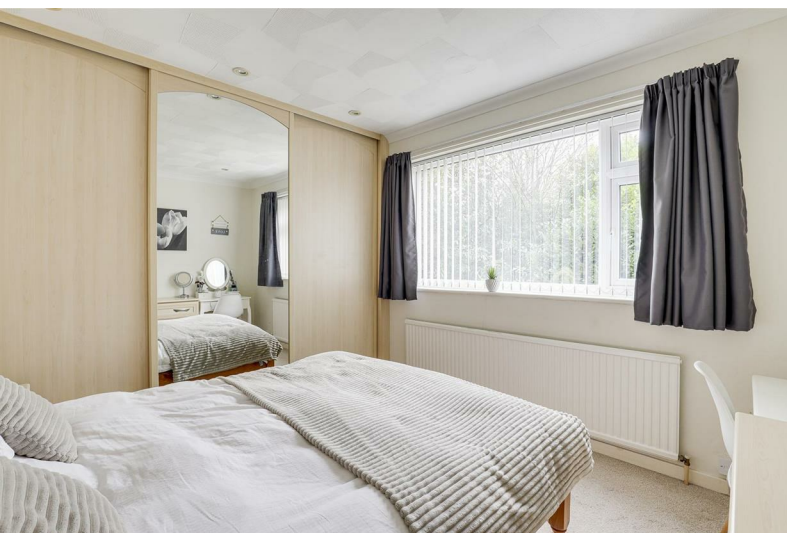
GUIDE PRICE £325,000 - £350,000

NO UPWARD CHAIN...

This three-bedroom detached bungalow, offered with no upward chain, is tucked away on a quiet cul-de-sac just minutes from the heart of the village. Perfectly positioned, it provides easy access to a range of local amenities, including shops, schools, and excellent transport links, such as rail services. The area also offers scenic riverside walks and a variety of dining options. Inside, the property features an entrance hall leading to a welcoming reception room complete with a cosy log burner, ideal for relaxing evenings. The modern kitchen diner provides the perfect space for your culinary needs and family meals. There are three double bedrooms, two of which include fitted wardrobes, with one bedroom benefiting from an en-suite. The remaining bedrooms are served by a well-appointed family bathroom.

Surrounding the property are well-maintained gardens, featuring patio seating areas and a variety of plants and shrubs, offering an ideal spaces to enjoy the outdoors. Additionally, the bungalow includes the convenience of a driveway and garage.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Log Burner
- Modern Kitchen Diner
- En-Suite & Bathroom
- Brand New Boiler
- Driveway & Garage
- No Upward Chain
- Sought-After Location





ACCOMMODATION

Porch

The porch has wooden flooring, a radiator, a recessed spotlight and a UPVC single door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, recessed spotlights, access to the loft and internal obscure windows.

Living Room

17'1" x 11'1" (5.23m x 3.39m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature log burner, a tiled hearth and a UPVC double-glazed window.

Kitchen Diner

17'5" x 12'5" (5.33m x 3.81m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, microwave, hob, extractor fan & fridge freezer, a radiator, recessed spotlights, internal access to the garage, vinyl flooring, two UPVC double-glazed windows and a single UPVC door providing access to the garden.

Master Bedroom

10'2" x 10'2" (3.12m x 3.11m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, fitted sliding door wardrobes and a UPVC double-glazed window.

Bedroom Two

12'2" x 8'11" (3.71m x 2.72m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window.

En Suite

7'10" x 2'11" (2.40m x 0.89m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, recessed spotlights, an extractor fan and tiled flooring.

Bedroom Three

11'4" x 8'9" (3.46m x 2.69m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window.

Bathroom

8'2" x 5'4" (2.49m x 1.64m)

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, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring with underfloor heating and two UPVC double-glazed obscure windows.

OUTSIDE

Outside the gardens have paved patio seating areas, a shed, a variety of plants and shrubs, access to the block-paved driveway and access to the garage.

Garage

16'9" x 9'5" (5.11m x 2.88m)

The garage has courtesy lighting, power supply, space and plumbing for a washing machine & tumble dryer, a UPVC double-glazed obscure window, a single door providing access to the garden and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - The current Wi-Fi speed is 250Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – The government website states this is a medium risk flood area

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

New boiler fitted in October 2024

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.

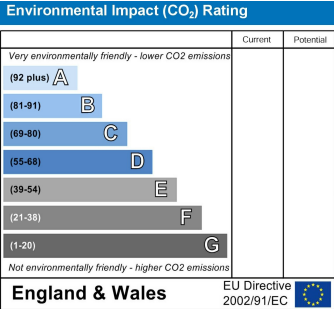
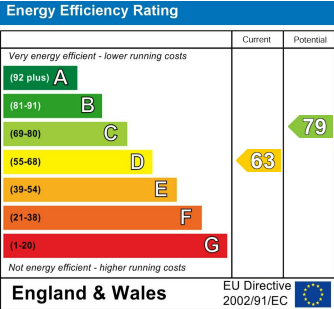
The vendor has advised the following:

Property Tenure is Freehold

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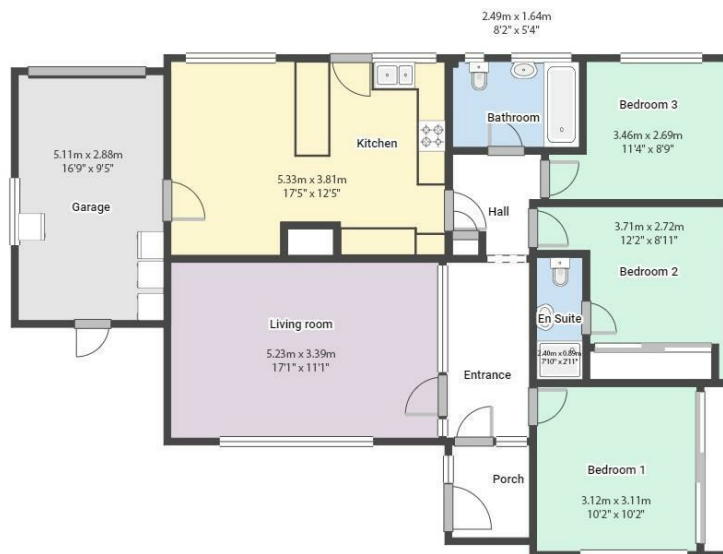
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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