

# HoldenCopley

PREPARE TO BE MOVED

Bracken Close, Carlton, Nottinghamshire NG4 3PJ

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Guide Price £280,000

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GUIDE PRICE... £280,000 - £290,000

NO UPWARD CHAIN...

This well-presented two-bedroom detached bungalow offers move-in ready, single-level living and has been beautifully maintained throughout. The property is offered to the market with no upward chain. Situated in a popular and convenient location, the bungalow is close to a range of local amenities including shops, schools, and excellent transport links. Inside, the accommodation comprises an entrance hall leading to a bright and spacious living room featuring a cosy log burner, a modern fitted kitchen perfect for everyday cooking, and a generous dining room with double French doors opening out to the rear garden. There are two double bedrooms and a stylish, contemporary bathroom. Outside, the front of the property benefits from a driveway providing off-road parking for two vehicles. To the rear is an enclosed, low-maintenance garden featuring a large paved patio that creates two separate seating areas, a gravelled section, a selection of plants and shrubs, a wooden pergola, and a shed, with access to the garage.

MUST BE VIEWED!







- Detached Bungalow
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Driveway & Detached Garage
- Low-Maintenance Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

3\*6" x 9\*0" (1.07m x 2.76m)

The entrance hall has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights, an in-built cupboards, access to the loft and a single UPVC door providing access into the accommodation.

Living Room

10\*11" x 18\*11" (3.35m x 5.78m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights, a recessed chimney breast alcove with a feature wood burner, a UPVC double-glazed obscure window to the side elevation and a UPVC double-glazed window with fitted shutters to the front elevation.

Kitchen

21\*2" x 10\*1" (6.47m x 3.08m)

The kitchen has a range of fitted base units with worktops, a composite sink with a swan neck mixer tap, an integrated oven, microwave, hob & extractor fan, two radiators, ceiling coving, recessed spotlights, three UPVC double-glazed windows to the side elevations and a single UPVC door providing access into the rear garden.

Dining Room

13\*0" x 13\*7" (3.97m x 4.15m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear elevation.

Master Bedroom

11\*6" x 10\*11" (3.53m x 3.35m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10\*0" x 10\*10" (max) (3.07m x 3.31m (max))

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

Bathroom

6\*1" x 5\*6" (1.86m x 1.70m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls and flooring, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, double gated access to the rear garden, a gravelled area and fence panelling boundaries.

Rear

To the rear is an enclosed, low-maintenance garden featuring a large paved patio that creates two separate seating areas, a gravelled section, a variety of plants and shrubs, a wooden pergola, and a shed, with access to the garage and fenced boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B  
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

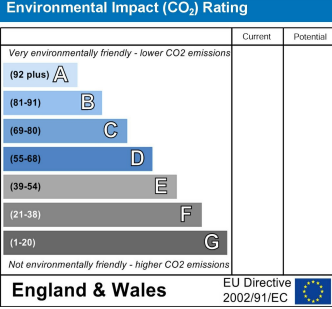
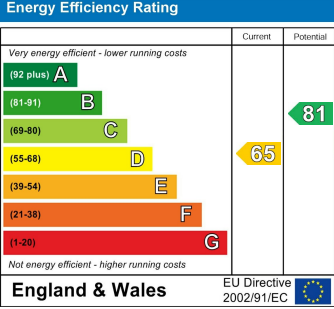
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

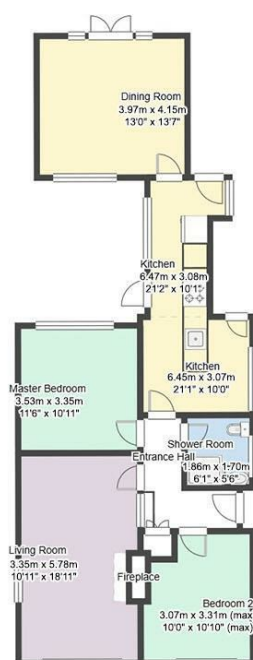
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No





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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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