

HoldenCopley

PREPARE TO BE MOVED

Bramble Court, Sandiacre, Derbyshire NG10 5QU

Guide Price £260,000 - £270,000

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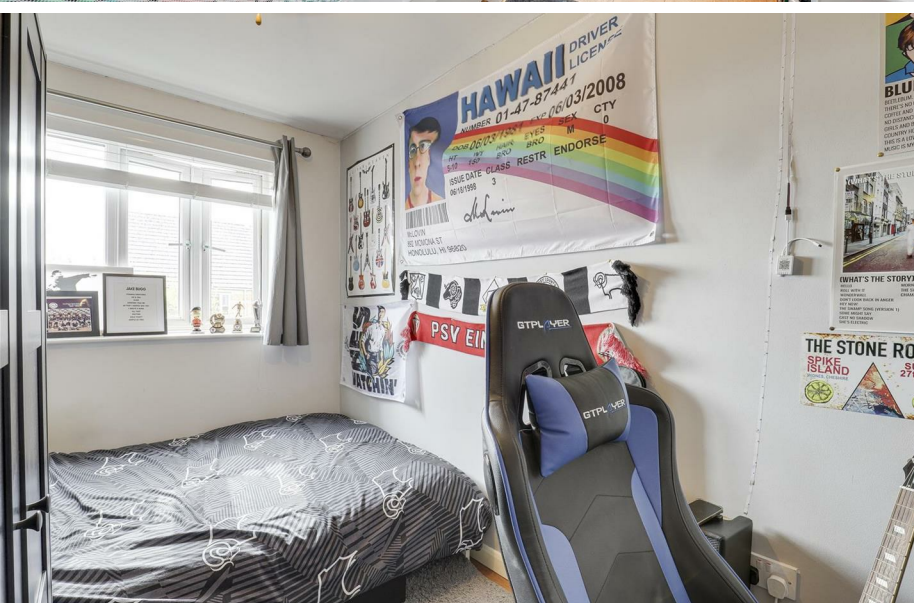
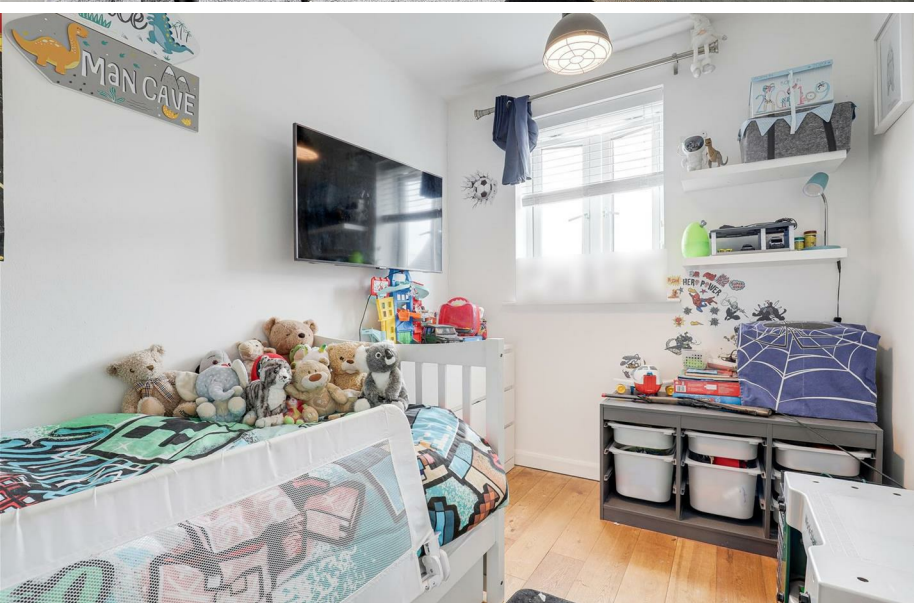
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WELL-PRESENTED FAMILY HOME...

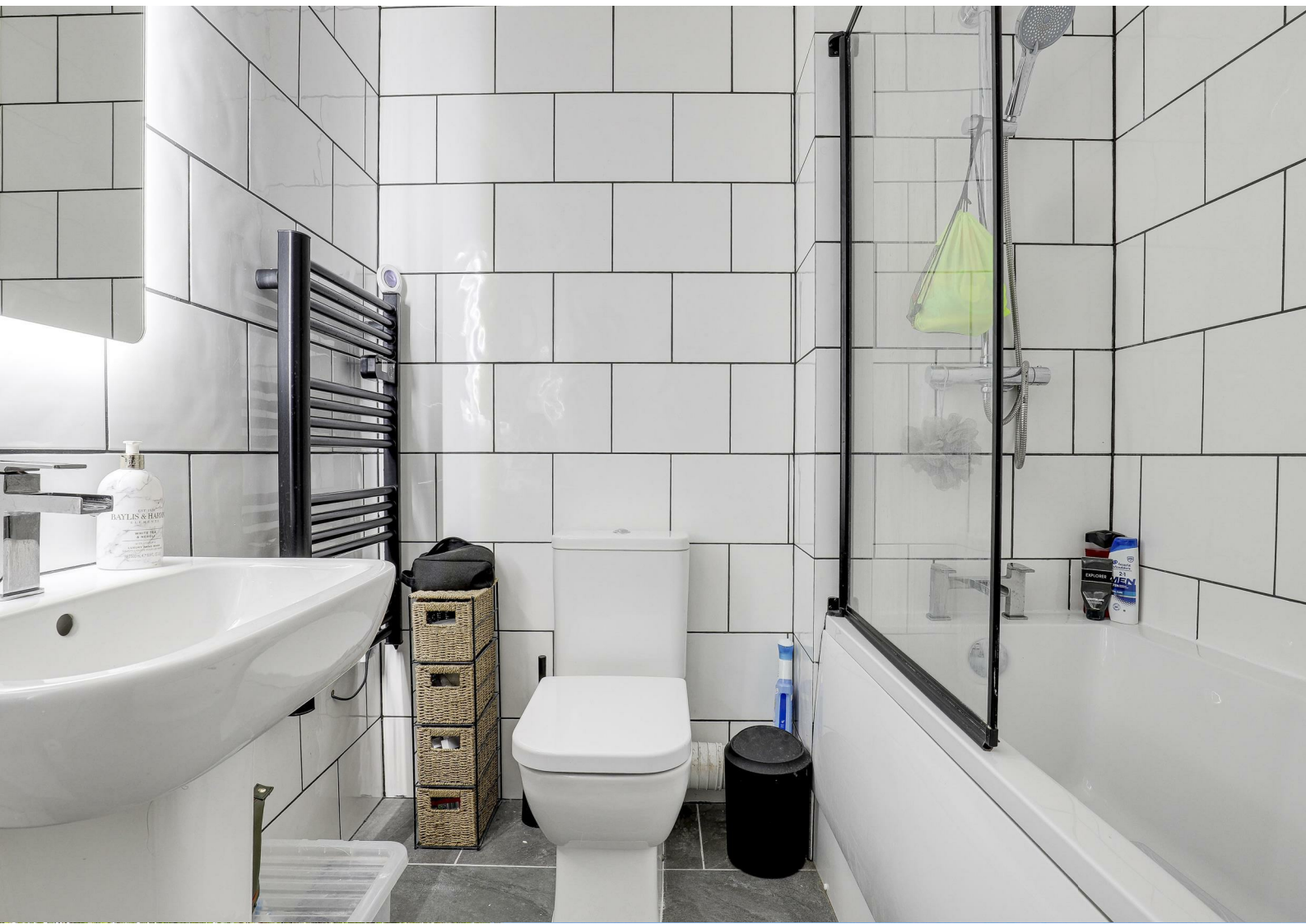
This well-presented four-bedroom townhouse offers versatile and generous accommodation, ideal for growing families. Arranged over three floors, this property combines modern living with functional space throughout. The ground floor comprises a welcoming entrance hall, a cosy living room, and a convenient W/C. The first floor features a spacious kitchen diner, perfect for family meals and entertaining, along with a well-proportioned double bedroom. The second floor hosts two further double bedrooms, with the master benefiting from a stylish en-suite, a comfortable single bedroom, and a modern three-piece family bathroom. Externally, the property boasts off-road parking via a driveway and an integral garage. To the rear, you'll find an enclosed garden complete with a decked seating area, low-maintenance artificial lawn, and a timber-built garden room currently set up as a garden bar—offering a fantastic space for relaxing or socialising. Located in a well-connected residential area, this property is close to a variety of local shops, schools, and amenities, and benefits from excellent transport links with easy access to the A52 and M1—making it ideal for commuters and families alike.

MUST BE VIEWED





- Three-Story Townhouse
- Four Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
Diner
- Modern Three-Piece Bathroom
Suite
- Ground Floor W/C & En-Suite
- Driveway & Garage
- Enclosed Rear Garden With
Garden Bar
- Cul-De-Sac Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

18*2" x 6*1" (5.56m x 1.86m)

The entrance hall has Herringbone flooring, carpeted stairs, decorative wall panelling, an electric storage heater, an in-built cupboard, and a single composite door providing access into the accommodation.

Living Room

9*6" x 14*0" (2.92m x 4.29m)

The living room has Herringbone flooring, an electric storage heater, a media wall with recessed shelving and an electric fire, a UPVC double-glazed window to the rear elevation, and double French doors opening out on the rear garden.

W/C

7*10" x 3*2" (2.41m x 0.97m)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, an electric storage heater, and Herringbone flooring.

FIRST FLOOR

Landing

9*3" x 7*1" (2.82m x 2.18m)

The landing has carpeted flooring, an electric storage heater, decorative wall panelling, and provides access to the first floor accommodation.

Kitchen Diner

14*0" x 14*7" (4.29m x 4.47m)

The kitchen has a range of fitted base and wall units with laminate worktops, a ceramic sink and a half with a pull-out mixer tap and drainer, an integrated double oven, an induction hob, a tiled splashback, space for a dining table, space for a American fridge freezer, an electric storage heater, Herringbone flooring, and UPVC double-glazed windows to the front elevation.

Bedroom Two

14*6" x 14*2" (4.42m x 4.34m)

The second bedroom has carpeted flooring, and two UPVC double-glazed windows to the rear elevation.

SECOND FLOOR

Landing

8*6" x 7*1" (2.60m x 2.17m)

The landing has carpeted flooring, access via a pill-down ladder to the boarded loft, decorative wall panelling, and provides access to the first floor accommodation.

Bedroom One

10*7" x 12*5" (3.25m x 3.81m)

The first bedroom has carpeted flooring, an in-built cupboard, an electric storage heater, and a UPVC double-glazed window to the front elevation.

En-Suite

7*10" x 3*2" (2.41m x 0.97m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains fed shower fixture and handheld shower head, an extractor fan, an electric storage heater, floor-to-ceiling tiling, and a UPVC double-glazed obscure window tot he side elevation.

Bedroom Three

12*4" x 6*9" (3.78m x 2.06m)

The third bedroom has wood flooring, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

10*5" x 7*1" (3.20m x 2.16m)

The fourth bedroom has wood flooring, and a UPVC double-glazed window to the rear elevation.

Bathroom

7*1" x 6*2" (2.16m x 1.88m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a rainfall shower fixture and handheld shower head, an extractor fan, a heated towel rail, and floor-to-ceiling tiling.

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking.

Garage

18*3" x 7*10" (5.58m x 2.41m)

The garage has lighting, multiple power points and an up-and-over door providing access.

Rear

To the rear of the property is an enclosed garden featuring a decked seating area, an artificial lawn, a timber built garden room that is currently set up as a bar, and fence panel boundaries.

Garden Room

11*1" x 9*4" (3.39m x 2.85m)

The timber-built garden room features a power point and is currently set up as a garden bar.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – Flooding in the garage in past 5 years+ (isolated incident)
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

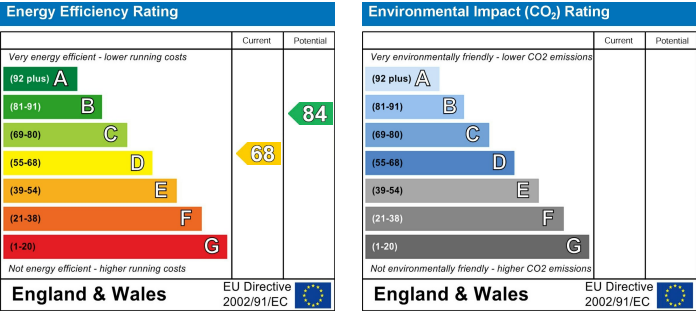
DISCLAIMER

Council Tax Band Rating - Erewash 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
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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 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.



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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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