

HoldenCopley

PREPARE TO BE MOVED

Bunny Hill, Bunny, Nottinghamshire NG11 6PP

Asking Price £340,000

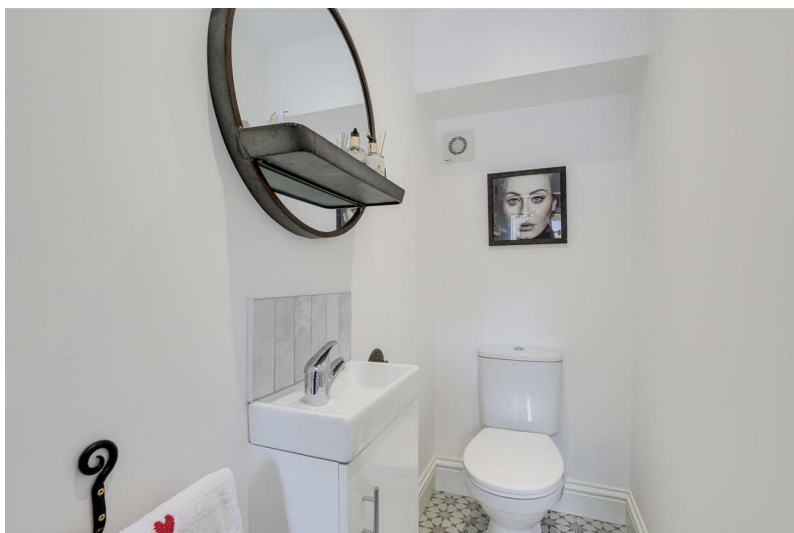
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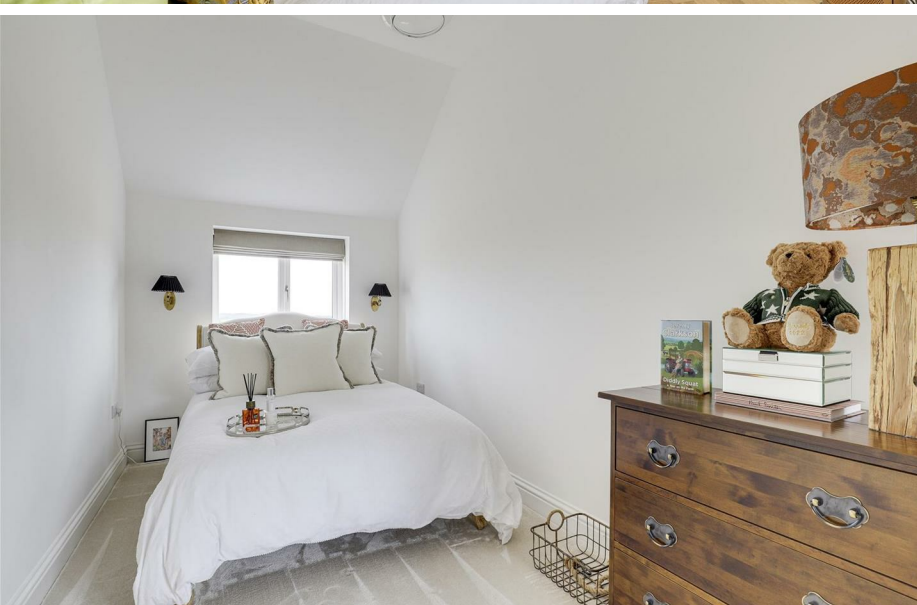
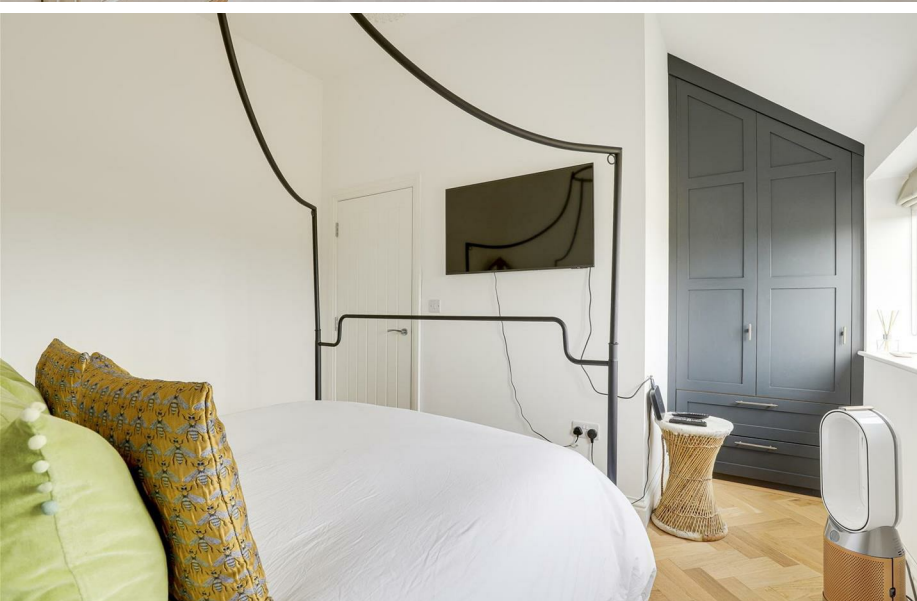


PICTURE PERFECT COTTAGE WITH GENEROUS OUTDOOR SPACE...

This beautifully presented three-bedroom semi-detached cottage offers contemporary living, making it an ideal choice for a wide range of buyers looking for a property they can move straight into. Nestled within a sought-after village location, the home is just moments away from a variety of local amenities, top-rated schools, and Rushcliffe Country Park. The ground floor comprises an entrance hall, a downstairs W/C, a stylish Shaker-style fitted kitchen complete with integrated appliances, and a spacious reception room perfect for relaxing. To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, while the third bedroom, currently used as a dressing room, also features fitted storage and could easily be converted back into a bedroom if desired. A modern shower room completes the internal accommodation. Outside, the property offers allocated parking for two vehicles to the front. To the rear, the current owners have extended the garden by purchasing additional land, creating an expansive outdoor space that includes a paved patio area, a well-maintained lawn, and a summer house — all backing onto open fields, providing a lovely open outlook and a semi-rural feel.

MUST BE VIEWED





- Beautifully Presented Cottage
- Three Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Reception Room
- Ground Floor W/C
- Stylish Shower Room
- Off-Road Parking
- Expansive Rear Garden
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'4" max x 6'0" (4.68m max x 1.85m)

The entrance hall has a UPVC double-glazed window to the front elevation, laminate flooring, carpeted stairs, a radiator, recessed spotlights and a single door providing access into the accommodation.

W/C

6'0" x 2'11" (1.83m x 0.90m)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a chrome heated towel rail, recessed spotlights and an extractor fan.

Kitchen

14'11" max x 12'6" (4.57m max x 3.83m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, dishwasher, washing machine and fridge-freezer, an electric hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, laminate flooring, a radiator, a built-in cupboard, recessed spotlights and UPVC double-glazed windows to the rear elevation.

Lounge/Dining Room

16'4" x 14'5" (4.98m x 4.40m)

The lounge/dining room has UPVC double-glazed windows to the front and rear elevations, laminate flooring, a radiator, an electric room heater and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

16'2" approx x 5'10" (4.95m approx x 1.78m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

12'6" max x 11'6" (3.83m max x 3.52m)

The main bedroom has UPVC double-glazed windows to the rear elevation, wooden herringbone style flooring, a radiator and a fitted shaker style wardrobe with drawers.

Bedroom Two

16'4" max x 10'9" (4.98m max x 3.28m)

The second bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Three

12'7" max x 6'10" (3.85m max x 2.10m)

The third bedroom has a UPV double-glazed window to the rear elevation, wooden herringbone style flooring, a radiator and fitted shaker style wardrobes with mirrored inserts, over the head cupboards, drawers and shelving.

Shower Room

12'11" x 4'5" (3.96m x 1.35m)

The shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front there is two allocated parking spaces.

Rear

To the rear is an expansive garden with a paved patio seating area, a lawn and a summer house.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric boiler/heater – Connected to Mains Supply

Septic Tank – Yes - shared with five other properties

Broadband – Fibre

Broadband Speed - Standard Download Speed 9 Mbps and Upload Speed 1 Mbps

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe 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

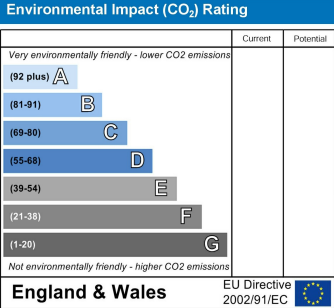
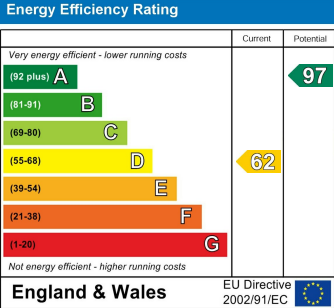
Service Charge in the year marketing commenced (£PA): £60 approx. for emptying of septic tank

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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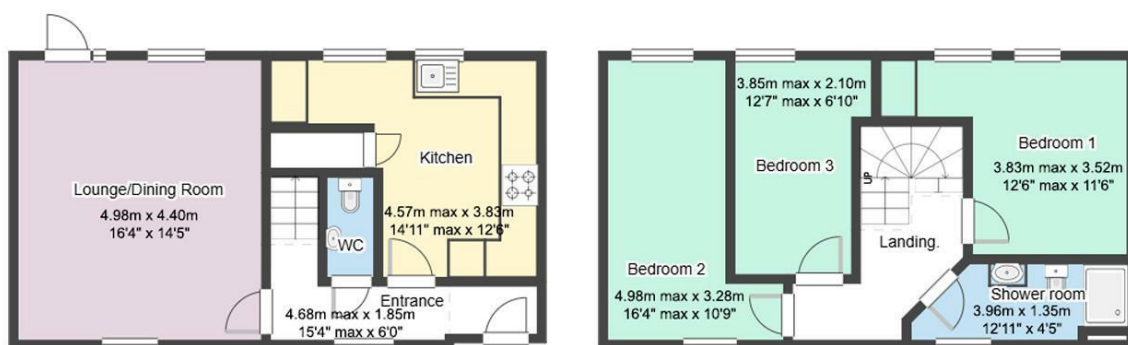
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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