

HoldenCopley

PREPARE TO BE MOVED

Victoria Road, Bunny, Nottinghamshire NG11 6QF

Guide Price £325,000

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GUIDE PRICE £325,000 - £350,000

LOCATION, LOCATION, LOCATION...

Nestled in a highly sought-after location, this beautifully presented three-bedroom semi-detached home offers convenient access to local amenities, well-regarded schools, and excellent transport links. Upon entering, you are welcomed by an inviting entrance hall leading to a spacious bay-fronted living room, featuring a charming fireplace that creates a warm and homely atmosphere. The modern fitted kitchen/diner provides ample storage and worktop space, flowing seamlessly into the bright conservatory. From here, double French doors open onto the rear garden, perfect for effortless indoor-outdoor living. Upstairs, the property boasts three generously sized bedrooms, each tastefully presented to offer both comfort and style. A luxurious four-piece family bathroom completes the first-floor accommodation. Outside, the front of the property benefits from a driveway offering off-road parking and gated side access to the rear. The well-maintained rear garden features a paved patio area ideal for outdoor dining and entertaining, a spacious lawn, and a useful garden shed providing additional storage. This exceptional property perfectly combines style, practicality, and comfort—making it an ideal family home.

MUST BE VIEWED





- Semi-Detached House
- Three Well-Proportioned Bedrooms
- Bay Fronted Living Room With Fireplace
- Modern Fitted Kitchen/Diner
- Conservatory
- Four Piece Modern Bathroom Suite
- Off-Street Parking
- Private Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'10" x 6'5" (4.24m x 1.97m)

The entrance hall has engineered wooden flooring, wooden stairs with a carpeted runner, a radiator, coving to the ceiling, and a single composite door leading into the accommodation.

Living Room

16'3" x 11'7" (4.97m x 3.55m)

The living room has engineered wooden flooring, a radiator, a feature fireplace with a decorative surround and a hearth, built-in shaker-style base units, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

18'4" x 9'7" (5.59m x 2.93m)

The kitchen/diner has a range of fitted shaker style base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated oven and electric hob with a stainless steel splashback and extractor fan, an integrated undercounter fridge freezer, an integrated dishwasher, an integrated washing machine, vinyl flooring, a radiator, coving to the ceiling, two UPVC double-glazed windows to the rear elevation, and a single door leading into the conservatory.

Conservatory

6'6" x 13'4" (1.99m x 4.08m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6'4" x 7'10" (1.94m x 2.41m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, coving to the ceiling, access to the loft, and access to the first floor accommodation.

Master Bedroom

11'8" x 12'2" (3.56m x 3.71m)

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

Bedroom Two

12'6" x 11'5" (3.83m x 3.48m)

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

Bedroom Three

7'2" x 9'1" (2.19m x 2.79m)

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

Bathroom

8'10" x 6'5" (2.71m x 1.96m)

The bathroom has a low level flush W/C, a vanity style wash basin with a swan neck mixer tap, a freestanding bath with a floor-mounted tap and shower, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, access to the loft, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, a lawn, a hedged boundary, and a brick wall boundary.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 27 Mbps (Highest available download speed) 4 Mbps (Highest available upload speed)

Phone Signal – All 4G and limited 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 – 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

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

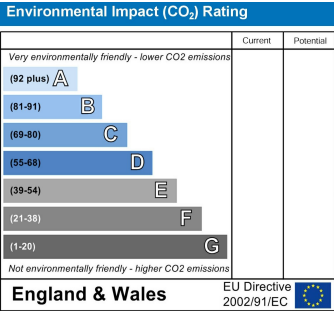
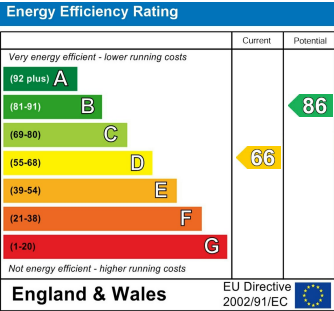
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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