

# HoldenCopley

PREPARE TO BE MOVED

Thoroton, Nottinghamshire, NG13 9DS

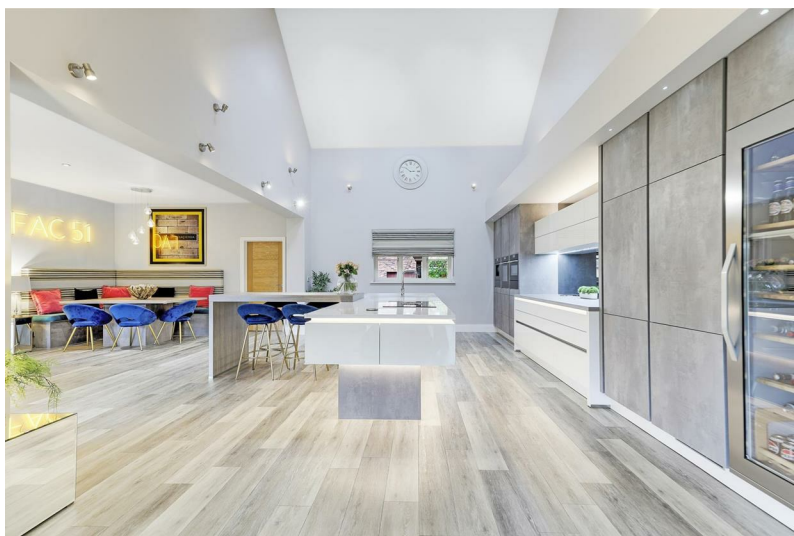
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Offers In The Region Of £1,000,000 - £1,100,000

, Thoroton, Nottinghamshire NG13 9DS



Nestled within the charming village of Thoroton, this substantial detached house, accompanied by a separate self-contained annexe, presents an exceptional opportunity for a growing family seeking their forever home. Immaculately presented throughout, the property exudes both elegance and functionality, boasting spacious accommodation set on a generous plot within picturesque surroundings. Centrally located, it enjoys swift access to major transport arteries, including the A46 dual carriageway to Newark and Leicester, and the A52 to Nottingham and Grantham, facilitating convenient travel to nearby amenities. From the initial entrance hall, one is greeted with an array of inviting reception areas, including a well-proportioned sitting room and a versatile study/playroom. However, the focal point of the home lies in its striking open-plan dining kitchen and living areas. The sleek contemporary kitchen fitted with high-end integrated appliances, flows effortlessly into a family room, creating a captivating hub for daily living and entertaining. A spacious utility room and ground floor W/C completes the ground floor. Ascending to the first floor reveals four double bedrooms, each adorned with modern en-suites and walk-in closets. The master suite includes a stylish four-piece bathroom featuring a freestanding bath. Adjacent to the main house, the self-contained annexe offers additional flexibility, with its own kitchen, shower room, and an open-plan studio-style reception/bedroom, complemented by the convenience of an integral double-width garage. Outside, the landscaped front and rear gardens beckon for outdoor enjoyment, with established trees and shrubs adding to the natural allure. The rear garden, with its expansive paved terrace and generous lawn, while the large gravelled driveway at the front, equipped with electric gated access, provides ample off-road parking.





- STUNNING DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS - ALL WITH EN-SUITE AND WALK IN WARDROBES
- SELF CONTAINED ANNEX
- EXPANSIVE OPEN PLAN FAMILY KITCHEN, DINER LIVING SPACE WITH TWO BI FOLDING DOORS
- TWO FURTHER RECEPTION ROOMS
- UTILITY ROOM
- DOUBLE GARAGE WITH ELECTRIC CAR-CHARGING POINT, ELECTRIC GATES AND AMPLE PARKING
- SOUGHT AFTER VILLAGE LOCATION
- MUST BE VIEWED INTERNALLY
- NO UPWARD CHAIN





## GROUND FLOOR

### Entrance Hall

23'7" x 9'5" (7.20m x 2.89m)

The entrance hall has LVT flooring with underfloor heating, a wall-mounted digital thermostat, a wall-mounted security alarm panel, wooden stairs with a carpet-runner and LED mood lighting, recessed spotlights, and a single composite door providing access into the accommodation.

### Study / Play Room

18'5" x 10'5" (5.62m x 3.19m)

This versatile room has UPVC double-glazed windows to the front and side elevation, LVT flooring with underfloor heating, a wall-mounted digital thermostat, and recessed spotlights.

### Living Room

18'3" x 16'3" (5.56m x 4.95m)

The living room has UPVC double-glazed windows to the side and rear elevation, carpeted flooring with underfloor heating, a TV point, a recessed chimney breast alcove with a log-burning stove and a brick tile hearth.

### Dining Area & Games Room

26'8" x 15'8" (8.13m x 4.78m)

This dining area and games room has LVT flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, sonos in-ceiling speakers, open access into the kitchen, and bi-folding doors opening out to the rear garden.

### Kitchen

21'2" x 14'8" (6.47m x 4.48m)

The kitchen boasts an array of built-in German handleless contemporary units, sleek Corian worktops and LED mood lighting, a spacious breakfast bar island, an undermount sink with instant hot water tap, an induction hob paired with a downward extractor fan, and integrated appliances such as a Neff coffee machine, multifunction microwave, and fan-operated oven. Additionally, it offers ample storage with an integrated fridge freezer and dishwasher, alongside a full-sized wine fridge. The space is accentuated by a striking 20 ft vaulted ceiling with exposed wooden beams, two skylight windows, recessed wall spotlights, a UPVC double-glazed window to the front elevation, LVT flooring with underfloor heating, and open access to the family room.

### Family Room

15'2" x 14'7" (4.64m x 4.47m)

The family room has LVT flooring with underfloor heating, a wall-mounted digital thermostat, sonos in-ceiling speakers, recessed spotlights, a TV point, a UPVC double-glazed window to the side elevation, and a bi-folding door opening out onto the rear patio.

### Utility Room

10'0" x 9'3" (3.05m x 2.82m)

The utility room has fitted base units with worktops, an undermount stainless steel sink with a swan neck mixer tap, a concealed LPG gas boiler, and plumbing for a washing machine, space for a separate tumble-dryer, LVT flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, an extractor fan, a UPVC double-glazed window to the front elevation, and a single composite door providing side access.

### Plant Room

9'4" x 3'4" (2.84m x 1.02m)

This room has a pressurised cylinder tank, controls for underfloor heating, and a ceiling mounted drying rack.

### W/C

10'5" x 4'9" (3.19m x 1.45m)

This space has a concealed dual flush W/C, a countertop wash basin with a swan neck mixer tap, decorative panelled splashback, LVT flooring with underfloor heating, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

24'0" x 9'4" (7.32m x 2.86m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and provides access to the first floor accommodation.

### Master Bedroom

18'4" x 16'3" (5.59m x 4.96m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, two in-built wardrobes, a singular recessed spotlight in the alcove, and double wooden doors with glass inserts providing access into the en-suite.

### Master En-Suite

11'11" x 10'7" (3.63m x 3.23m)

The main en-suite has a concealed dual flush W/C, a vanity unit wash basin with storage, a freestanding double-ended bath with a floor standing mixer tap and a handheld shower head, a double walk-in shower enclosure with an overhead rainfall shower head and wall-mounted chrome fixtures, two chrome heated towel rails, decorative panelled splashback, a chrome extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

15'8" x 12'2" (4.78m x 3.71m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, access into a walk-in-closet, and access into the en-suite.

### Walk-In-Closet

6'0" x 5'0" (1.83m x 1.52m)

This space has carpeted flooring, recessed spotlights, and a fitted rail with shelving.

### En-Suite Two

6'3" x 5'11" (1.91m x 1.80m)

The second en-suite has a concealed dual flush W/C combined with a vanity unit wash basin with storage, a walk-in shower enclosure with an overhead rainfall shower head and wall-mounted chrome fixtures, LVT flooring, a chrome extractor fan, and recessed spotlights.

### Bedroom Three

13'0" x 11'2" (3.96m x 3.40m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted air-conditioning unit, a radiator, a TV point, access into a walk-in-closet, and access into the en-suite.

### Walk-In-Closet

6'0" x 4'11" (1.84m x 1.52m)

This space has carpeted flooring, recessed spotlights, and a fitted rail with shelving.

### En-Suite Three

7'6" x 6'0" (2.31m x 1.83m)

The third en-suite has a concealed dual flush W/C combined with a vanity unit wash basin with storage, a walk-in shower enclosure with an overhead rainfall shower head and wall-mounted chrome fixtures, LVT flooring, a chrome extractor fan, and recessed spotlights.

### Bedroom Four

12'0" x 11'2" (3.66m x 3.42m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, access into a walk-in-closet, and access into the en-suite.

### Walk-In-Closet

5'11" x 4'11" (1.80m x 1.50m)

This space has carpeted flooring, recessed spotlights, and a fitted rail with shelving.

### En-Suite Four

6'7" x 5'10" (2.03m x 1.80m)

The fourth en-suite has a concealed dual flush W/C combined with a vanity unit wash basin with storage, a panelled bath, a chrome heated towel rail, LVT flooring, a chrome extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

At the front of the property lies a gravel driveway, offering ample off-road parking for multiple vehicles, complemented by an electric gated entrance and courtesy lighting. Surrounding the driveway are well-maintained lawns, adorned with a variety of plants and shrubs, along with access to the detached double garage and the annexe.

### Double Garage

20'1" x 17'4" (6.13m x 5.30m)

The double garage has power points, lighting, fitted wall units, and two electric up and over doors opening out onto the driveway.

### Kitchen - Annexe

11'2" x 9'1" (3.42m x 2.78m)

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel undermount sink with a mixer tap, an integrated electric oven and hob with a stainless steel extractor hood, space for under-counter appliances, tiled splashback, LVT flooring, a wall-mounted electric heater, recessed spotlights, an in-built under-stair cupboard, and a composite door providing access.

### Shower Suite - Annexe

9'2" x 6'2" (2.79m x 1.88m)

This space has a low level dual flush W/C, a pedestal wash basin, a corner-fitted shower enclosure with a wall-mounted electric shower fixture, decorative waterproof splashback, LVT flooring, a chrome heated towel rail, a chrome towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

### Open Plan Living Studio Space - Annexe

25'9" x 14'2" (7.86m x 4.32m)

This versatile room has LVT flooring, recessed spotlights, three Velux windows with fitted blinds, a wall-mounted electric heater, a TV point, and access into the walk-in-closet.

### Walk-In-Closet

6'5" x 4'3" (1.97m x 1.32m)

### Rear

To the rear of the property, there's a secluded garden enclosed for privacy, featuring a spacious Sandstone patio, a lawn, an outdoor tap, and an array of mature trees, plants, and shrubs. The area is illuminated by courtesy lighting and bordered by fence panels for added security and definition.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Few 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – LPG Gas Boiler - Tank in the garden

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a member of HoldenCopley.

Council Tax Band Rating -Rushcliffe Borough Council - Band G

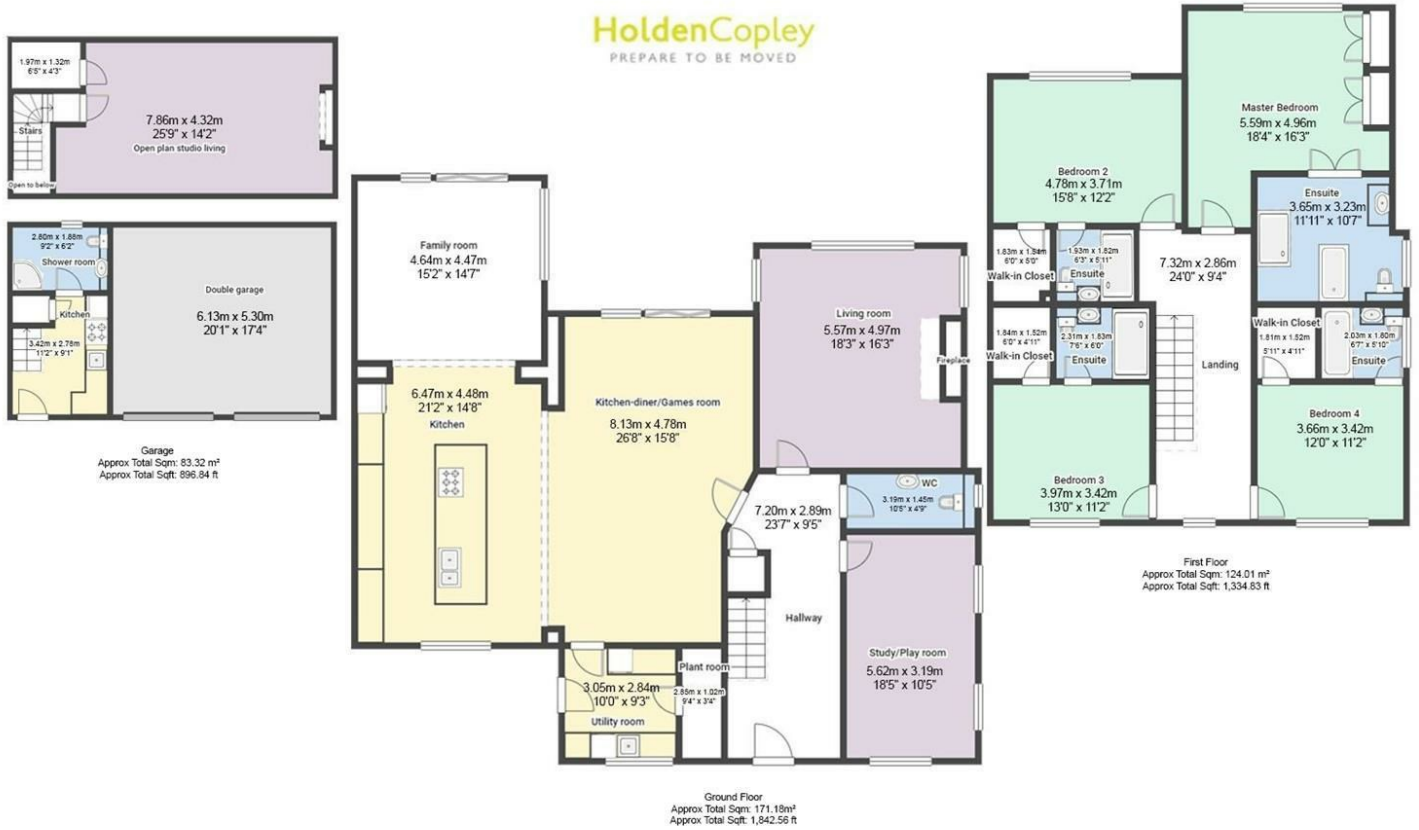
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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