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nottingham  
NG15 7HJ

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Sales & Lettings

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**THE PADDOCK**  
**17 HOLLY COURT**  
**ROLLESTON**  
**NOTTINGHAMSHIRE**  
**NG23 5SN**



**£1,250,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Large Detached Property
- Five Double Bedrooms
- Open Plan Dining Kitchen
- Building Plot with Planning Permission
- Large Plot Approx. 1.1 Acre
- Solar Panels
- Modern Family Bathrooms
- Three Reception Rooms
- Popular Village Location
- South Facing
- Stunning Throughout
- Integrated Garage and Large Driveway

## **THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE**

**This stunning, five bedroom, detached property within an extensive garden is located in a quiet village setting in the sought after area of Newark in Nottinghamshire.**

**This beautifully modern property offers two spacious living rooms, a modern open plan dining kitchen with an extended sunroom, a study, a ground floor bathroom and a W.C. To the first floor there are five large double bedrooms (two with large ensembles) and a family bathroom. Outside the property has an extensive garden to the rear, all laid to lawn with a large patio area and to the front there is a large integrated garage and a block paved driveway with ample parking for multiple vehicles.**

**This property also comes with the benefit of planning permission to the land with the construction of a two storey, detached dwelling with four bedrooms and an integral garage with a building plot size of approx. half an acre.**

Entrance door into:

### **ENTRANCE HALL**

With stairs to the first-floor landing, access to the all ground floor rooms, thermostatically controlled radiator, power and ceiling light points.



### **KITCHEN/BREAKFAST ROOM**

**31'8" x 11'6"** With access to separate utility space. The kitchen fitted with a range of wall and base units in a light grey finish, a beautiful granite island with a wine fridge, an integrated sink and instant hot water tap, multiple NEF ovens with slide & hide drawers, warmer drawer & microwave, five ring electric induction hob, UPVC patio doors to the rear elevation, grey thermostatically controlled radiators, power and ceiling light points.





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### **UTILITY ROOM**

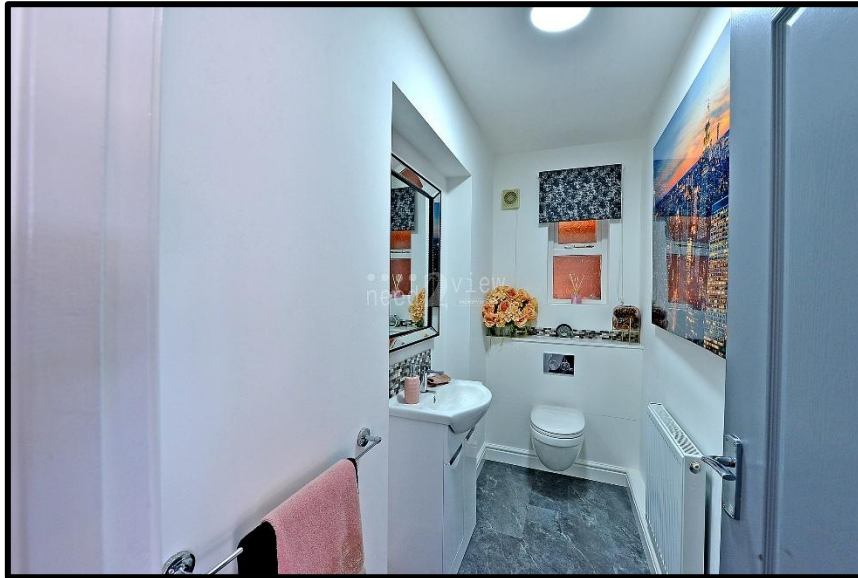
**8'5" x 6'0"** With wall and base units, sink, integrated dishwasher, space for American fridge freezer, with power and light. Door to hall.

### **HALL**

With Velux roof window, door to the rear, boiler (installed 2024), thermostatically controlled radiator, power points, space and plumbing for washing machine and tumble dryer.

### **W.C.**

**8'5" x 4'0"** UPVC triple glazed opaque window to side elevation, handwash basin with vanity, dual flush W.C., thermostatically controlled radiator and ceiling light point.



### **DINING HALL/SUN ROOM**

**31'4" x 11'6"** With UPVC triple glazed windows to the side and rear elevation, UPVC double glazed bi-fold doors to rear, Velux roof windows, thermostatically controlled radiator, power points and ceiling spotlights.



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### SITTING ROOM

**27'6" x 15'8"** The sitting area consists of a feature log burner, spacious family room with UPVC triple glazed bay window to the front elevation, double glazed sliding patio doors to the rear, log fire with brick surround, thermostatically controlled radiator, power and ceiling light points.



### STUDY

**12'0" x 10'5"** Located off the living room with UPVC triple glazed window to the front, access to the ground floor bathroom, radiator, power and ceiling light points.





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### SHOWER ROOM

**12'0" x 6'3"** White suite comprising of a wash hand basin built into vanity unit, low flush W.C. and a walk in shower cubicle, fully panelled walls, chrome towel radiator and ceiling spotlights.



### LOUNGE

**19'1" x 18'11"** With UPVC triple glazed windows to the front, carpet to flooring, thermostatically controlled radiator, power and ceiling light point.



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### FIRST FLOOR LANDING

With carpet to flooring, UPVC double glazed window to front elevation, access to all the bedrooms and the family bathroom, radiator, power and ceiling light points.



### MASTER BEDROOM

With UPVC triple glazed windows the front and rear elevation, carpet to flooring, access to a dressing room and en-suite, thermostatically controlled radiators, power, TV point and ceiling light points.





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**8'8" x 3'8" DRESSING ROOM**



**ENSUITE**

**14'7" x 6'10"** With UPVC triple glazed window, tile to flooring, white suite comprising of two wash hand basins (his and hers) built into vanity unit, dual flush W.C., walk in shower cubicle, part tiled wall and a free standing bath, thermostatically controlled radiator and ceiling light points.



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### BEDROOM TWO

With UPVC triple glazed window to the rear elevation, carpet to flooring, UPVC triple glazed patio doors to the rear, fitted wardrobes, access to an ensuite, radiators, power and ceiling light points.



### ENSUITE

9'0" x 8'5" With UPVC triple glazed opaque window to side elevation, white suite comprising of a wash hand basin, built into vanity unit, W.C., a bath and separate shower cubicle, part tiled walls, towel radiator and ceiling light point.





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### **BEDROOM THREE**

**13'6" x 9'4"** With UPVC triple glazed window to the rear elevation, carpet to flooring, fitted wardrobes, thermostatically controlled radiator, power and ceiling light points.



### **BEDROOM FOUR**

**11'5" x 10'6"** With triple glazed window to the front elevation, carpet to flooring, fitted wardrobes, thermostatically controlled radiator, power and ceiling light points.



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**BEDROOM FIVE**

**11'6" x 10'2"** With UPVC triple glazed window to rear elevation, carpet to flooring, thermostatically controlled radiator, power and ceiling light points.



**BATHROOM**

**11'10" x 5'11"** With UPVC triple glazed opaque window, wash hand basin built into vanity unit, low flush W.C. and bath with shower over, part tiled walls, chrome towel radiator and ceiling light point.





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### REAR GARDEN

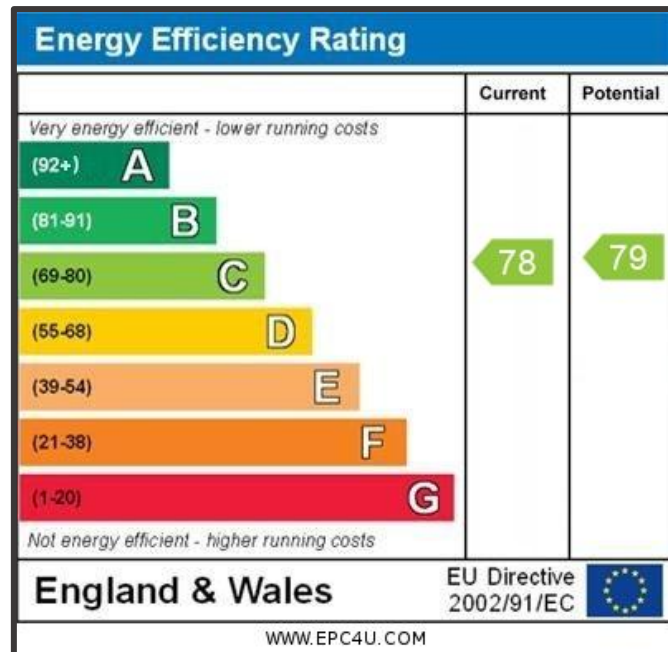
To the rear of the property there is an extensive garden laid to lawn with a variety of trees and foliage and a large patio area directly outside the house all enclosed with hedges and fencing.





# THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE

## EPC GRAPH



## ADDITIONAL INFORMATION

**Local Council** – Newark and Sherwood District Council

**Council Tax Band** – F

**Primary School** – Holy Trinity CofE Primary School/Lowe's Wong Infant School/Lowe's Wong Anglican Methodist Junior School

**Secondary School** – Minster School

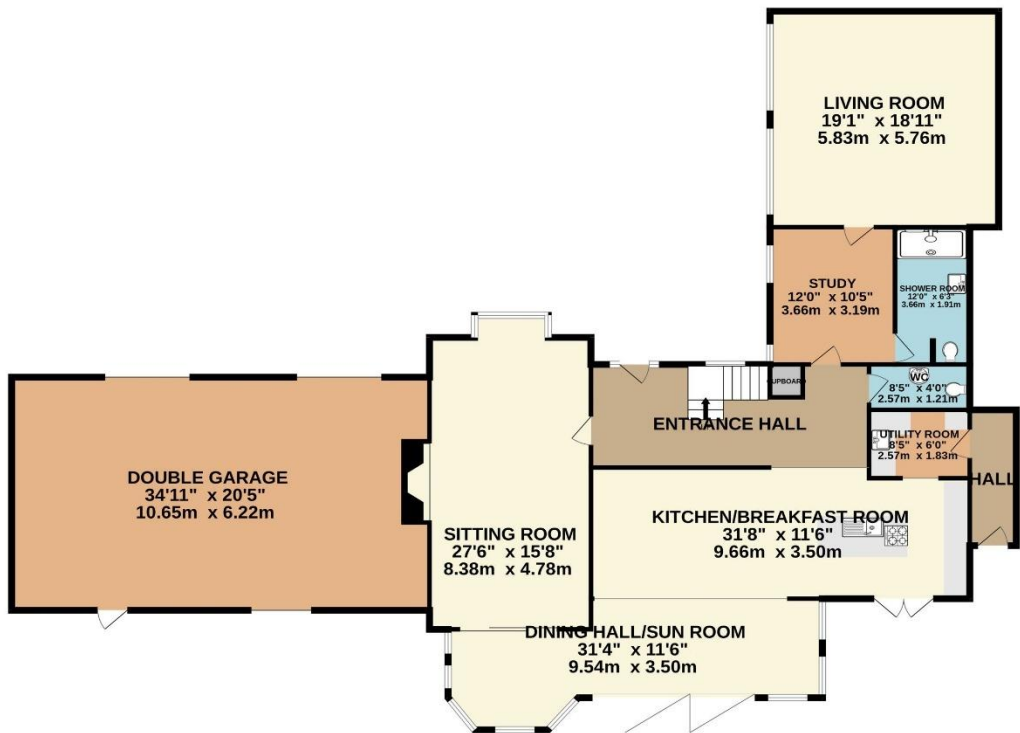
**Stamp Duty on Asking Price:** £68,750 (Additional costs may apply if being purchased as a second property)



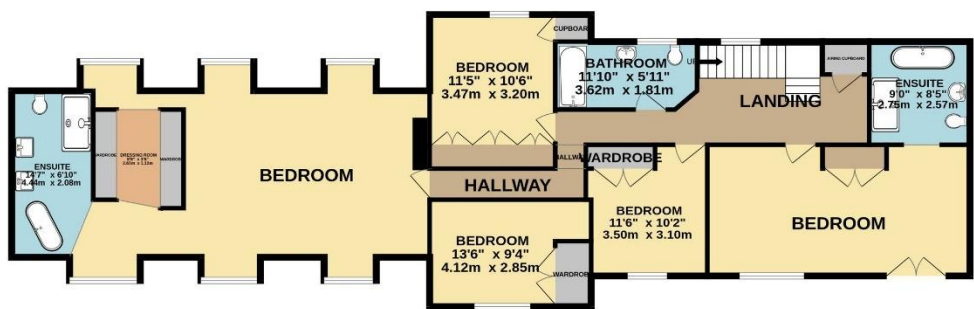
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FLOOR PLAN

GROUND FLOOR  
2578 sq.ft. (239.5 sq.m.) approx.



1ST FLOOR  
1565 sq.ft. (145.4 sq.m.) approx.



TOTAL FLOOR AREA : 4143 sq.ft. (384.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# **THE PADDOCKS, 17 HOLLY COURT, ROLLESTON, NOTTINGHAMSHIRE**

## **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

## **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

## **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

## **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.