

# HoldenCopley

PREPARE TO BE MOVED

Eskdale Drive, Aspley, Nottinghamshire NG8 5GZ

---

Offers Over £550,000



Eskdale Drive, Aspley, Nottinghamshire NG8 5GZ





PREPARE TO BE IMPRESSED...

Welcome to this four bedroom house, perfectly renovated throughout and situated in a sought-after location, within the school catchment area for both Bluecoat and Trinity secondary schools, this property offers access to excellent educational facilities as well as various local amenities. Step inside through the stunning entrance hall, which sets the tone for the rest of the house. Be greeted by the exquisite Harvey Jones Kitchen, complete with Miele integral appliances and boasting bi-fold doors, leading to a covered patio, seamlessly blending indoor and outdoor living. The ground floor offers three living areas, each equipped with a Control4 media system and linkable surround sound. Additionally, a porcelanosa downstairs toilet, utility room, and Amtico flooring with underfloor wet heating throughout the ground floor provide ultimate convenience and luxury. Upstairs on the first floor, you'll find four double bedrooms, serviced by two Palmers designed bathrooms featuring underfloor heating and a Bluetooth music system. Every detail has been carefully considered to ensure your utmost comfort. This property boasts a range of additional features, including a full 9-camera remote access CCTV system and a remote monitored security and fire alarm system, offering peace of mind and security. Step outside to the rear, where you'll discover a large tiled patio with a commercial-quality glazed awning, perfect for entertaining and enjoying the outdoors. The well-maintained rear garden spans an impressive 1/3 acre, providing ample space for relaxation and recreation. To the front of the property, a substantial drive offers convenient drive-on, drive-off access, with ample room to comfortably park up to 8 cars. Electric key code side access gates further enhance security. Don't miss the opportunity to own this exceptional home.

MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms
- Harvey Jones Fitted Kitchen With Integrated Miele Appliances
- Three Living Areas With Linkable Surround Sound & Control4 Media System
- Underfloor Heating
- Two Palmers Designed Bathrooms
- Boosted Wifi System To Cover Whole House
- Full 9 Camera Remote Access CCTV System
- Off-Road Parking For Eight Cars
- Large Rear Garden With 1/3 Acre Total Plot Size











## GROUND FLOOR

### Entrance Hall

17'3" x 7'10" (5.28m x 2.40m)

The entrance hall has Amtico flooring with underfloor wet heating, carpeted stairs with a wooden banister and glass-panelling, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, full-height stained-glass windows to the front elevation and a single door providing access into the accommodation

### Living Room

25'1" x 11'0" (7.67m x 3.62m)

The living room has Amtico flooring with underfloor wet heating, a UPVC double-glazed window to the front elevation, a TV point, linkable surround sound system, a recessed chimney breast alcove with a decorative surround, Control4 media system and bi-folding doors opening out onto the rear patio

### Kitchen Diner

23'6" max x 22'1" max (7.17m max x 6.75m max)

The Harvey Jones fitted kitchen has a range of units with Quartz worktops, a feature breakfast bar island, a ceramic sink and a half with a swan neck mixer tap and drainer, an additional circular ceramic sink with Quooker boiler water tap, a range of integrated Miele appliances including two ovens, a combi-oven and a warming drawer, an integrated dishwasher and double integral glazed wine fridges, a six-burner gas hob with an extractor fan, space for an American-style fridge freezer, plinth lighting, recessed spotlights, a UPVC double-glazed window to the front elevation and Amtico flooring with underfloor wet heating continuing through to the open plan dining area, which has a TV point, linkable surround sound system, Control4 media system, a full-height double-glazed window to the rear elevation and bi-folding doors opening out onto the rear patio

### Cloakroom

5'7" x 4'9" (1.72m x 1.45m)

The cloakroom has Amtico flooring with underfloor wet heating, a singular recessed spotlight and a fitted sliding mirrored door wardrobe

### W/C

This space has a low level dual flush Porcelanosa W/C, a wall-mounted wash basin, Amtico flooring with underfloor wet heating, a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the front elevation

### Utility Room

12'11" x 6'5" (3.95m x 1.96m)

The utility room has fitted gloss base and wall units with wooden worktops, a ceramic sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, Amtico flooring with underfloor wet heating, a single door providing front garden, a UPVC double-glazed window to the rear elevation and a single stable-style UPVC door providing rear access

### Family Room

14'6" x 14'5" (4.44m x 4.41m)

The family room has Amtico flooring with underfloor wet heating, a TV point, linkable surround sound system, Control4 media system and double French doors opening out to the rear garden

### Garage

15'0" x 6'1" (4.59m x 1.86m)

The garage has an up and over door opening out onto the front driveway

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, a radiator, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

### Bedroom One

13'8" x 11'11" (4.19m x 3.65m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, a fitted sliding door wardrobe and access into the ensuite

### EnSuite

7'5" x 6'2" (2.28m x 1.88m)

The Palmers designed ensuite comprises a low level dual flush W/C, a vanity unit wash basin with a wall-mounted LED vanity mirror and an electrical shaving point, a walk-in shower enclosure with an overhead rainfall shower, a handheld power shower and wall-mounted fixtures, partially tiled walls, underfloor heating, a heated towel rail, Bluetooth music system, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

### Bedroom Two

13'2" x 10'11" (4.03m x 3.35m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe

### Bedroom Three

10'10" x 9'3" (3.32m x 2.82m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe

### Bedroom Four

11'11" x 8'11" (3.65m x 2.72m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe

### Bathroom

7'6" x 7'4" (2.29m x 2.25m)

The Palmers designed bathroom comprises a low level dual flush W/C, a vanity unit wash basin, a double-ended bath with central taps and a wall-mounted electric shower fixture, a shower screen, recessed wall alcoves, an in-built cupboard, underfloor heating, a heated towel rail, Bluetooth music system, a wall-mounted LED vanity mirror, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking for up to eight vehicles, a wall-mounted electric car-charging point and an electric key code gates providing side access

### Rear

To the rear of the property is a private enclosed garden with a large patio area, a commercial quality gazed awning, external power points, an outdoor tap, courtesy lighting, a lawn, a range of decorative plants and shrubs, a shed and fence panelling

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

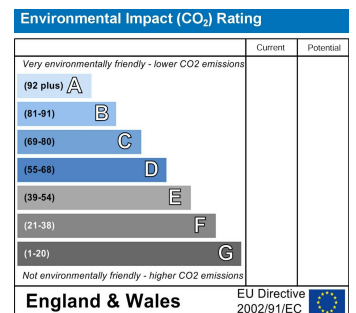
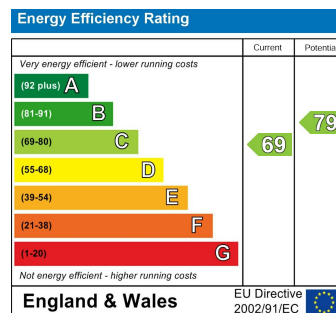
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**