

# HoldenCopley

PREPARE TO BE MOVED

Basford Road, Nottingham NG6 0HY

---

Offers In Excess Of £375,000

Basford Road, Nottingham NG6 0HY



## DETACHED COTTAGE...

A unique opportunity to own a STUNNING, DETACHED 19TH CENTURY GEORGIAN COTTAGE. Set back from the road behind its HUGE 80FT garden, Weavers Cottage has all the style and space of a country cottage but is just 3 miles from Nottingham City Centre.

Lovingly brought up to date over the last 11 years by the current owners, this beautiful family home retains period features throughout as well as huge flexibility for modern living.

Step into the cosy living room with its double glazed, sash windows and woodburner. The study, or potential fourth bedroom, is off the living room with an original feature fireplace and sash window overlooking the garden. Pass through the hallway and the kitchen opens up to reveal a flexible boot room and open airy, modern farmhouse style kitchen. From the hallway you can also access the cellar which has been tanked and carpeted and offers a fantastic flexible space. Through the boot room you arrive in the dining room, a significantly sized room with plenty of space for a large family dining table, perfect for entertaining. There are also french doors out to the enclosed rear courtyard and garage plus a snug at the far end with TV points and internet access. Upstairs, Weavers Cottage benefits from three bedrooms, the master, originally the weaving room, enjoys huge amounts of light and its own ensuite. The two bedrooms to the front of the house have double glazed sash windows, there is also a family bathroom with 3 piece suite. LOCATION: Weavers cottage is just 2 miles from J26 of the M1, 3 miles from Nottingham city centre and benefits from fantastic transport links into the city centre.

We highly recommend an early viewing to fully appreciate the size and character of the property.





- Spacious Detached Cottage
- Three/Four Bedrooms
- Living Room
- Study (Potential Fourth Bedroom)
- Dining Room & Snug
- Farmhouse-Style Fitted Kitchen
- Tanked Cellar
- Family Bathroom & En-suite
- Large Front Garden & Rear Courtyard Garden
- Detached Garage





## GROUND FLOOR

### Living room

12'2" x 12'11" (3.71m x 3.94m)

The living room has a double glazed wooden sash window to the front elevation, carpeted flooring, a recessed fully-lined chimney breast with a log burner with a solid wood mantelpiece and tiled hearth, a TV and internet point, a radiator, partially wood panelled walls, carpeted flooring, and a single door providing access into the accommodation.

### Study

10'5" x 10'3" (3.18m x 3.12m)

The Study has a double glazed wooden sash window to the front elevation, a radiator, a wrought iron feature fireplace with a tiled hearth, and wood-effect flooring, having the potential for a fourth bedroom.

### Kitchen

10'2" x 14'6" (3.10m x 4.42m)

The kitchen has a range of modern fitted base and wall units with worktops, a ceramic sink with InSinkErator food waste disposal and mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, recessed spotlights tiled splashback, tiled flooring with underfloor heating, four UPVC double glazed windows to the side and rear elevation, an open plan into the boot room.

### Boot Room

9'7" x 9'9" (2.92m x 2.97m)

The Boot Room has tiled flooring, recessed spotlights, and a stable door with double glazing, and providing access to the rear garden and into the dining room, the stairs to the first floor and the cellar.

### Dining Room

22'2" x 8'4" (6.76m x 2.54m)

The dining room has wood-effect flooring, two radiators, a picture rail, tongue and grooved walls and ceiling, painted wooden beams to the ceiling, two UPVC double glazed windows to the side elevation, and French doors providing access to the rear garden.

### Snug

8'4" x 8'10" (2.54m x 2.69m)

The snug has wood-effect flooring, a picture rail, a radiator, a TV and internet point, tongue and grooved walls and ceiling, a Velux window, a UPVC double glazed window to the side elevation.

### Hallway

The hall has carpeted flooring, an in-built cupboard, and provides access to the 1st floor accommodation.

## BASEMENT

### Cellar

8'6" x 9'2" (2.59m x 2.79m)

The cellar has carpeted flooring, carpeted stairs, lighting, electric sockets, and a wall-mounted extractor fan.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access into the partially boarded loft, and access to the first floor accommodation.

### Bedroom One

9'8" x 18'0" (2.95m x 5.49m)

The first bedroom has three UPVC double glazed windows to the rear of the property, two radiators, a recessed chimney breast, wooden beams to the ceiling, varnish original flooring, access into the en-suite.

### Ensuite

4'7" x 9'6" (1.40m x 2.90m)

The en-suite has two UPVC double glazed windows to the side elevation, a low level flush W/C, a countertop wash basin, a walk in shower enclosure with a wall-mounted rainfall shower attachment, a radiator with a towel rail, an extractor fan, recessed spotlight, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

11'11" x 12'11" (3.63m x 3.94m)

The second bedroom has a double glazed wooden sash window to the front elevation, a radiator, and stained original flooring.

### Bedroom Three

8'7" x 10'5" (2.62m x 3.18m)

The third bedroom has a double glazed wooden sash window to the front elevation, a radiator, and carpeted flooring.

### Bathroom

7'5" x 6'3" (2.26m x 1.91m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a countertop wash basin, a freestanding bath with a wall-mounted rainfall shower fixture and a handheld shower head, a column radiator, an extractor fan, recessed spotlights, partially tiled walls, and wood-effect tiled flooring.

## OUTSIDE

### Front

To the front of the property is a large garden which is laid to lawn with a gravelled pathway, south facing patio seating area, planted borders, and gated access to the rear

### Rear

To the rear is a low-maintenance enclosed courtyard with more seating space, an outside tap, and access to the detached garage which boasts ample storage.

### Garage

10'5" x 16'4" (3.18m x 4.98m)

The garage has ample storage, lighting, two power sockets, two windows, a single door to the rear garden, and an up-and-over door providing access to the driveway.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the direct gov 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.

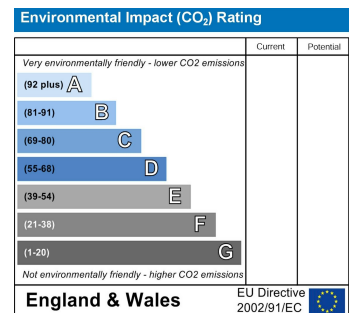
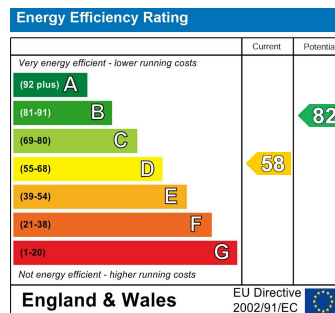
The vendor has advised the following:

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.



# Basford Road, Nottingham NG6 0HY

**HoldenCopley**  
PREPARE TO BE MOVED



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](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.