

# HoldenCopley

PREPARE TO BE MOVED

St. Margarets Avenue, Aspley, Nottinghamshire NG8 5GD

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Guide Price £550,000 - £575,000

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PREPARE TO BE IMPRESSED...

Nestled in a serene cul-de-sac, this substantial detached house, adorned with a sizable extension, exudes an inviting and spacious ambiance, tailor-made for the discerning family buyer. Meticulously presented and tastefully decorated, this residence boasts a thoughtfully designed layout that seamlessly combines modern living with comfort. The ground floor unfolds with an inviting entrance and inner hall, leading to a generously proportioned living room, a sleek modern kitchen diner featuring a breakfast bar and integrated appliances, an open plan dining and seating area, a utility room, and a luxuriously appointed four-piece bathroom. Additionally, two well-proportioned bedrooms complement the ground floor, both benefiting from the opulence of underfloor heating and luxury flooring. Ascending to the first floor reveals a further two double bedrooms, each adorned with its own ensuite and walk-in closet. The floor plan is completed with a convenient drying room, ensuring practicality in every detail. Outside, the frontage is graced with a spacious driveway accommodating numerous cars and providing access to an integral garage with loft storage. Meanwhile, the rear unfolds into a private garden oasis, featuring a sandstone patio and a versatile brick-built garden room currently serving as a stylish bar. The residence enjoys proximity to local amenities, excellent commuting links, and esteemed schools, making it the quintessential family home.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Open Plan Kitchen & Dining Area
- Spacious Living Room
- Three Modern Bathroom Suites
- Underfloor Heating
- Driveway & Integral Garage
- Generous-Sized Garden
- Brick-Built Garden Room / Bar
- Popular Location





## GROUND FLOOR

### Entrance Hall

4'4" x 9'10" (1.34m x 3.01m)

The entrance hall has LVT flooring with underfloor heating, panelled walls, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and a single composite door providing access into the accommodation.

### Inner Hall

24'2" x 16'4" max (7.39m x 5.00m max)

The inner hall has LVT flooring with underfloor heating panelled walls, a wall-mounted digital thermostat, recessed spotlights, carpeted stairs, and a split-face tile feature wall.

### Living Room

11'6" x 15'9" (3.51m x 4.81m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, coving to the ceiling, a TV point, and a feature fireplace with an electric fire and decorative surround.

### Kitchen, Dining & Sitting Area

22'4" x 20'3" max (6.82m x 6.19m max)

The kitchen and dining area has a range of fitted gloss base and wall units with Quartz worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap and draining grooves, a five-ring gas hob with an extractor fan and splashback, an integrated Neff oven, an integrated Neff combi-oven, an integrated fridge freezer, an integrated dishwasher, tiled splashback, coving to the ceiling, recessed spotlights, LVT flooring with underfloor heating, a wall-mounted digital thermostat, an open plan sitting area with tiled flooring, UPVC double-glazed windows to the side and rear elevation, a split UPVC door providing side access, and bi-folding doors opening out to the rear garden.

### Utility Room

6'6" x 5'5" (2.00m x 1.67m)

The utility room has fitted gloss base and wall units with Quartz worktops, space and plumbing for a washing machine, space for a tumble-dryer, LVT flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Bathroom

12'2" x 6'1" (3.71m x 1.87m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a wall-mounted vanity mirrored cabinet, a freestanding double-ended bath with central swan neck mixer tap and handheld shower head, a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, fully tiled walls, LVT flooring with underfloor heating, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

10'0" x 14'2" (3.05m x 4.32m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, coving to the ceiling, and a fitted floor-to-ceiling wardrobe.

### Bedroom Four / Study

9'11" x 9'8" (3.04m x 2.96m)

This bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, and coving to the ceiling.

## FIRST FLOOR

### Landing

12'10" x 17'8" (3.93m x 5.40m)

The landing has carpeted flooring, panelled walls, a skylight window, recessed spotlights, and provides access to the first floor accommodation.

### Drying Room

8'11" x 5'7" (2.72m x 1.71m)

This space has wood-effect flooring, a wall-mounted boiler, a Viessmann hot water cylinder, and water expansion tanks.

### Bedroom Two

12'10" x 14'9" (3.93m x 4.51m)

The second bedroom has a carpeted flooring, a radiator, recessed spotlights, coving to the ceiling, an in-built storage cupboard, access into the en-suite, and double French doors with integrated blinds opening out to a Juliet-style balcony.

### En-Suite Two

8'5" x 12'4" (2.59m x 3.76m)

The en-suite has a concealed dual flush W/C combined with vanity unit wash basin and fitted storage, a wall-mounted mirrored cabinet, a freestanding double-ended bath with a floor standing swan neck mixer tap and a handheld shower head, a bidet, a walk-in shower enclosure with a tower panel rainfall shower and a handheld shower head, recessed spotlights, an extractor fan, tiled flooring, fully tiled walls, a chrome heated towel rail, and a skylight window.

### Walk-In-Closet Two

7'1" x 9'0" (2.16m x 2.75m)

This space has wood-effect flooring, recessed spotlights, and a skylight window.

### Bedroom One

14'6" x 17'9" (4.44m x 5.42m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, coving to the ceiling, access into the walk-in-closet and the en-suite.

### En-Suite

8'6" x 9'8" (2.61m x 2.95m)

The en-suite has a concealed dual flush W/C, fitted storage, a wash basin with fitted storage, a wall-mounted mirror, a double walk-in shower enclosure with a wall-mounted electric shower fixture, a radiator, patterned tiled flooring, tiled walls, recessed spotlights, an extractor fan, and a skylight window.

### Walk-In-Closet

8'7" x 8'2" (2.64m x 2.51m)

This space has wood-effect flooring, fitted wardrobe units and a dressing table, recessed spotlights, and a skylight window.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking, access into the integral garage, courtesy lighting, and gated access to the side and rear.

### Garage

8'4" x 16'2" (2.56m x 4.93m)

The garage has ceiling strip lights, multiple power points, a single UPVC door providing access to the rear garden, a drop-down ladder providing access to the garage loft storage, and a roller shutter door opening out onto the front driveway.

### Garage Loft Storage

15'11" x 17'3" max (4.86m x 5.27m max)

### Rear

To the rear of the property is a private enclosed garden with sandstone patio, raised planters, various plants and shrubs, courtesy lighting, external power sockets, two outdoor taps, a lawn, a well, space for a hot-tub, a versatile brick built garden room, and fence panelled boundaries.

### Garden Room / Bar

10'6" x 14'6" max (3.22m x 4.43m max)

This versatile space has wood-effect flooring, a bespoke-built bar area, recessed spotlights, power points, various UPVC double-glazed windows, a single UPVC door and double French doors opening out to the garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media and CityFibre available

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

Phone Signal – All voice, 4G & 5G available / some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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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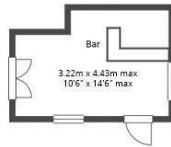
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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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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