

# HoldenCopley

PREPARE TO BE MOVED

Hathersage Rise, Nottingham, NG15 9DX

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Offers In Excess Of £450,000



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OFFERS IN EXCESS £450,000

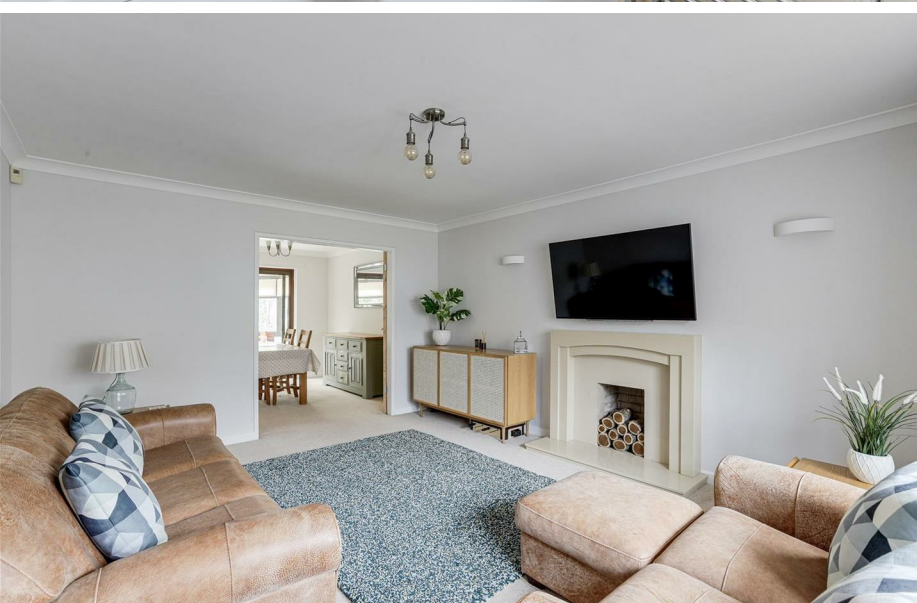
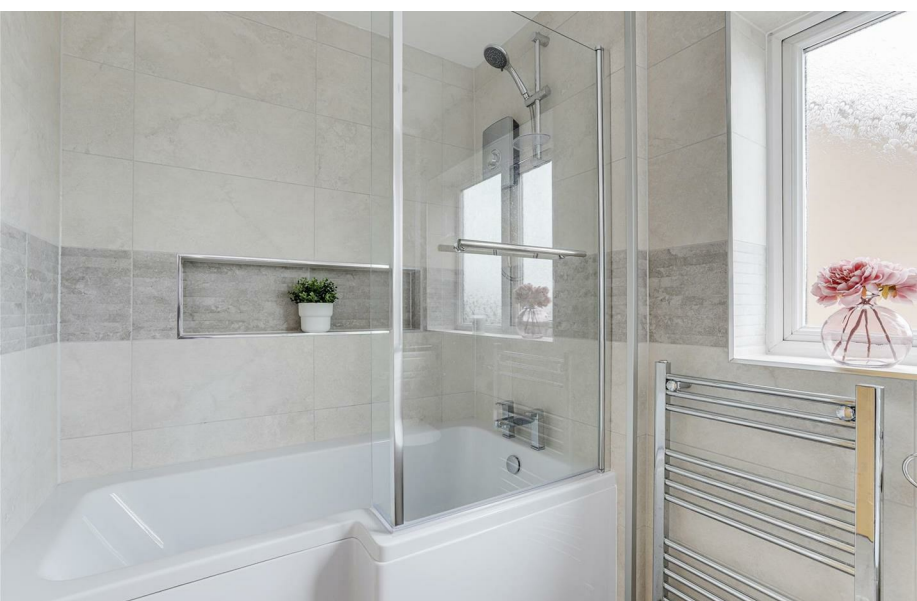
NO UPWARD CHAIN...

This beautifully presented detached family home is located on a quiet no-through road in a sought-after area, offering a peaceful yet accessible setting. Within walking distance to Newstead Abbey park, local primary schools, shopping precincts, and amenities, it also benefits from easy transport links via the A60 to Nottingham City Centre and surrounding areas. On the ground floor, the property welcomes you with a porch and entrance hall. The bright living room, with a large bow window, allows plenty of natural light. The adjoining dining room opens through sliding patio doors to a spacious conservatory, which leads to the rear garden through French doors. The fitted kitchen includes a breakfast bar and integrated appliances, with access to a utility room. There is also a ground-floor W/C and internal access to the double garage for added convenience. Upstairs, the spacious landing leads to a generously sized master bedroom with an en-suite bathroom. There are three additional bedrooms, a large double and two well-sized rooms, all serviced by a newly fitted family bathroom. Outside, the property boasts a landscaped front garden with a lawn, mature plants, and trees. The block-paved driveway provides parking for multiple vehicles, and the double garage offers extra storage, lighting, electrics, and two up-and-over doors. The garage also has a rear door leading to the garden and internal access from the hallway. The large, enclosed rear garden is a highlight, with a block-paved patio ideal for outdoor dining and a neatly maintained lawn. The entire garden is securely fenced, with gated access for added privacy. This home perfectly balances space, comfort, and convenience, making it ideal for family living.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Living & Dining Room
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Three-Piece Bathroom Suites & Ground Floor W/C
- En-Suite To The Master Bedroom
- Double Garage & Driveway
- Enclosed Rear Garden
- Sought After Location











## GROUND FLOOR

### Porch

5'5" x 4'11" (1.66m x 1.52m)

The porch has carpeted flooring, wood framed double glazed surround, and a wood framed double glazed door opening to the front garden.

### Entrance Hall

9'0" x 5'0" (2.75m x 1.53m)

The entrance hall has a wooden framed double glazed window to the side elevation, carpeted flooring, two radiators, and a wooden framed double glazed doors providing access into the accommodation.

### Living Room

15'11" x 12'10" (max) (4.86m x 3.93m (max))

The living room has a wooden framed double glazed bow window to the front elevation, a TV point, a feature fireplace, coving to the ceiling, a radiator, and carpeted flooring.

### Dining Room

10'11" x 9'11" (3.33m x 3.04m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding doors opening into the conservatory.

### Conservatory

10'9" x 9'7" (max) (3.29m x 2.93m (max))

The conservatory has carpeted flooring, a vertical radiator, a double glazed surround, a Polycarbonate roof, and double French doors opening out to the rear garden,

### Kitchen/Diner

10'11" x 10'3" (max) (3.33m x 3.13m (max))

The kitchen diner has a range of fitted base and wall units with worktops with a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob, an extractor fan, an integrated microwave, an integrated dishwasher an integrated fridge, recesses spotlights, tiled splashback, carpeted flooring, and a UPVC double glazed window to the rear elevation.

### Utility

7'1" x 6'11" (2.17m x 2.11m)

The utility room has a range of fitted base and wall units with worktops, a composite sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

### W/C

7'1" x 3'7" (2.17m x 1.10)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a countertop wash basin, an alarm key pad, a radiator, partially tiled walls, and tiled flooring.

### Stairs

14'10" x 6'0" (4.54m x 1.83m)

The stairs have carpeted flooring.

### Landing

12'0" x 6'0" (max) (3.68m x 1.85m (max))

The landing has carpeted flooring, a radiator, access into the boarded loft via a pull-down-ladder with lighting, and access to the first floor accommodation.

## FIRST FLOOR

### Bedroom One

12'9" x 10'10" (max) (3.91m x 3.32m (max))

The first bedroom has a wood framed double glazed window to the front elevation, a radiator, a range of fitted wardrobes, bedside cabinet and overhead cupboards, carpeted flooring, and access into the en-suite.

### En-Suite

9'4" x 4'11" (max) (2.87m x 1.52m (max))

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a

wall-mounted shower fixture, recessed spotlights, a vertical radiator, partially tiled walls, and tiled flooring.

### Bedroom Two

14'1" x 9'10" (4.30m x 3.02m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Three

10'11" x 9'5" (max) (3.33m x 2.88m (max))

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Four

10'11" x 8'0" (3.33m x 2.44m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

8'2" x 5'4" (max) (2.50m x 1.65m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C., a countertop wash basin, a panelled "P" shaped bath with a wall-mounted electric shower fixture and shower screen, recessed spotlights, a chrome heated towel rail, a shaver socket, floor to ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn with established plants, shrubs, bushes and trees, a block paved driveway for a number of vehicles, access to a double garage, and access to the rear garden.

### Garage

18'11" x 17'11" (max) (5.78m x 5.48m (max))

The garage has a double glazed door to the rear garden, access into the hallway, a wall-mounted boiler, ample storage space, electrics, lighting, and two up-and-over doors opening onto the driveway.

### Rear

To the rear garden is a large enclosed garden with a block paved patio area, a lawn, established planted trees, shrubs and bushes, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G

Sewage – Mains Supply

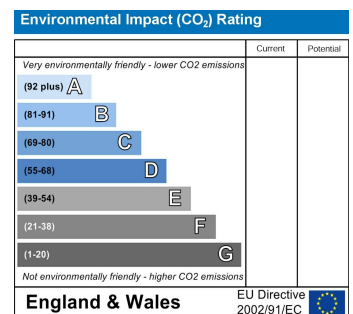
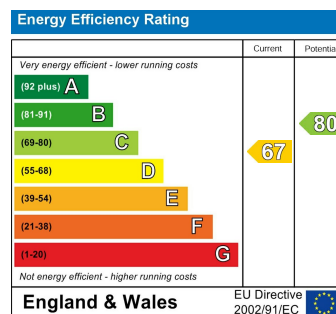
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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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