

# HoldenCopley

PREPARE TO BE MOVED

New Farm Lane, Nuthall, Nottinghamshire NG16 1DY

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Guide Price £425,000 - £450,000

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This four-bedroom detached house offers an ideal setting for a growing family, combining spacious interiors with a generous outdoor plot in a popular location. Nestled just a short distance from Basil Russell Park, with excellent transport links nearby, including easy access to the M1. As you step inside, you're greeted by a porch that opens into a bright entrance hall. From here, there is access to a ground floor W/C. The heart of the home is a spacious living room that features a large bow window to the front. This inviting room seamlessly flows into a dining room, also equipped with a bow window to the rear, and has the added appeal of double French doors that open to the side of the property, offering indoor-outdoor living potential. The fitted kitchen is functional, with ample space and direct access to the utility room. Additionally, the kitchen leads into a versatile office, ideal for working from home or use as a study area. Moving to the first floor, you'll find four well-proportioned bedrooms, each designed to offer comfort and practicality. The bedrooms are serviced by a spacious four-piece family bathroom suite. Outside, the front of the property boasts a lawn bordered by mature trees, plants, and shrubs. The driveway provides ample parking space and leads to two garages, one of which is currently used as a workshop, offering excellent storage or hobby space. Gated access opens to a substantial, enclosed rear garden that's perfect for family activities and entertaining. This outdoor sanctuary includes a large patio area ideal for alfresco dining, a lawn, and beautifully planted borders with a variety of established trees, shrubs, and bushes. A summer house, and greenhouse add extra functionality to this lovely garden space, which is fully enclosed by fence panels and hedging, ensuring privacy and security.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Office
- Four-Piece Bathroom Suite & Ground Floor W/C
- Two Garages & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

6’9" x 3’9" (2.06m x 1.16m )  
The porch has wood-effect flooring, a UPVC double glazed window to the front elevation, and a UPVC door to the front elevation.

Entrance Hall

16’7" x 6’8" (max) (5.06m x 2.05m (max))  
The entrance hall has carpeted flooring, a radiator, a double dado rail, a window to the front elevation, and a door opening to the ground floor accommodation.

W/C

7’8" x 3’11" (2.36m x 1.21m )  
This space has a concealed dual flush W/C, a counter-top wash basin, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

Living Room

20’10" x 14’11" (max) (6.36m x 4.56m (max))  
The living room has a UPVC double glazed bow window to the front elevation, a UPVC double glazed window to the side elevation, a radiator, a TV point, a feature fireplace with a stone effect surround and a living flame gas fire, coving to the ceiling, and open access into the dining room.

Dining Room

14’11" x 9’5" (max) (4.56m x 2.88m (max))  
The dining room has a UPVC double glazed bow window to the rear elevation, coving to the ceiling, and double French doors opening to the side elevation.

Kitchen

14’11" x 9’5" (max) (4.55m x 2.88m (max))  
The kitchen has a range of fitted base and wall units with tiled worktops with a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a dishwasher, tiled splashback, vinyl flooring, and two UPVC double glazed windows to the rear elevation.

Utility

7’9" x 7’3" (2.38m x 2.22m )  
The utility room has a range of fitted base and wall units, with a worktop, a stainless steel sink with a mixer tap and drainer, space for an under-counter fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, vinyl flooring, and a window to the side elevation.

Back Door Entrance

7’9" x 3’11" (2.38m x 1.20m )  
The back door entrance has vinyl flooring, and a door proving access into the accommodation.

Office

9’0" x 7’9" (2.75m x 2.38m)  
The office has two UPVC double glazed windows to the rear and side elevation, an in-built double cupboard with sliding doors, and wood-effect flooring.

FIRST FLOOR

Landing

11’3" x 9’1" (max) (3.45m x 2.77m (max))  
The landing has carpeted flooring, a radiator, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

14’11" x 12’5" (4.56m x 3.79m )  
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, a dressing table and bedside cabinets, and carpeted flooring.

Bedroom Two

13’6" x 12’5" (4.12m x 3.79m )  
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

11’10" x 9’5" (max) (3.62m x 2.89m (max))  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

9’6" x 8’10" (2.90m x 2.71m )  
The four bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9’0" x 6’6" (max) (2.75m x 1.99m (max))  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a planted border with established trees, plants and shrubs, courtesy lighting, a driveway, access to two garages, and gates access to the rear garden.

Garage One

16’10" x 8’6" (max) (5.14m x 2.61m (max))  
The first garage has lighting, electrics, ample storage, and an up-and-over door opening onto the driveway.

Garage Two

16’10" x 8’3" (5.14m x 2.54m )  
The second garage has lighting, electrics, ample storage, a door opening to the side giving access to the rear garden, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is a generous-sized enclosed rear garden with a patio area, a lawn, planted borders with various established trees, shrubs and bushes, a summer house, a greenhouse, and a fence panelled and hedged boundary.

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 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G - 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

DISCLAIMER

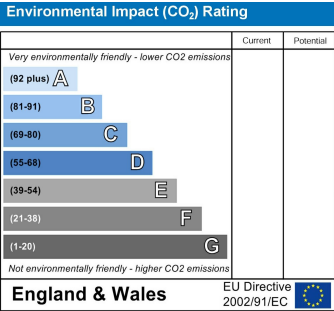
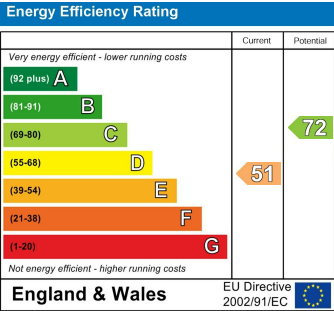
Council Tax Band Rating - Broxtowe Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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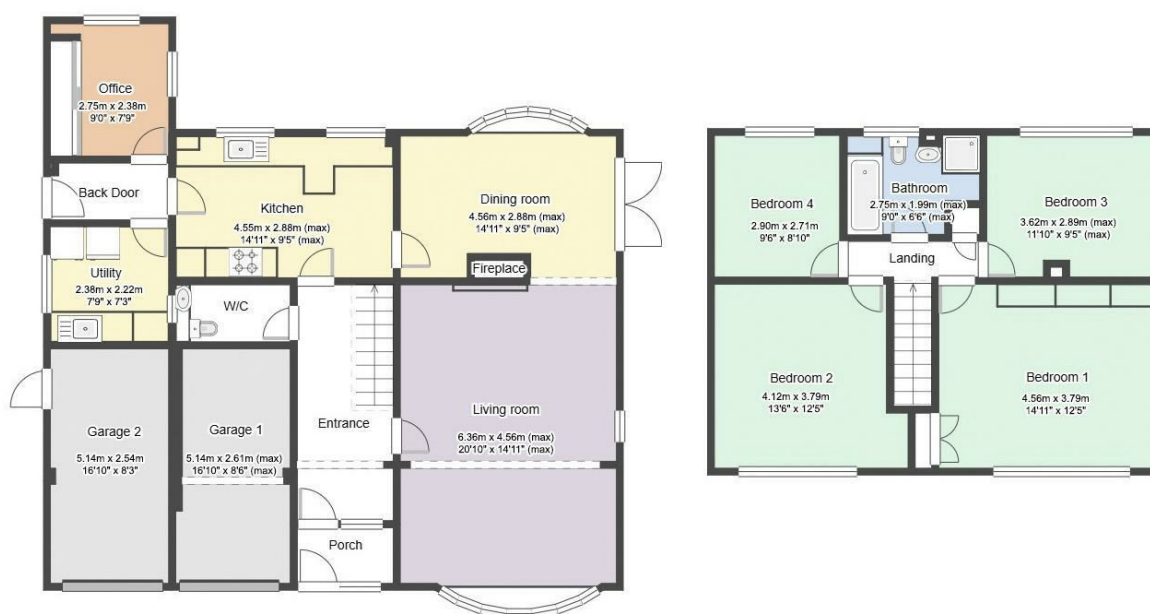
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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