

# HoldenCopley

PREPARE TO BE MOVED

Cedarland Crescent, Nuthall, Nottinghamshire NG16 1AG

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Offers In Excess Of £450,000



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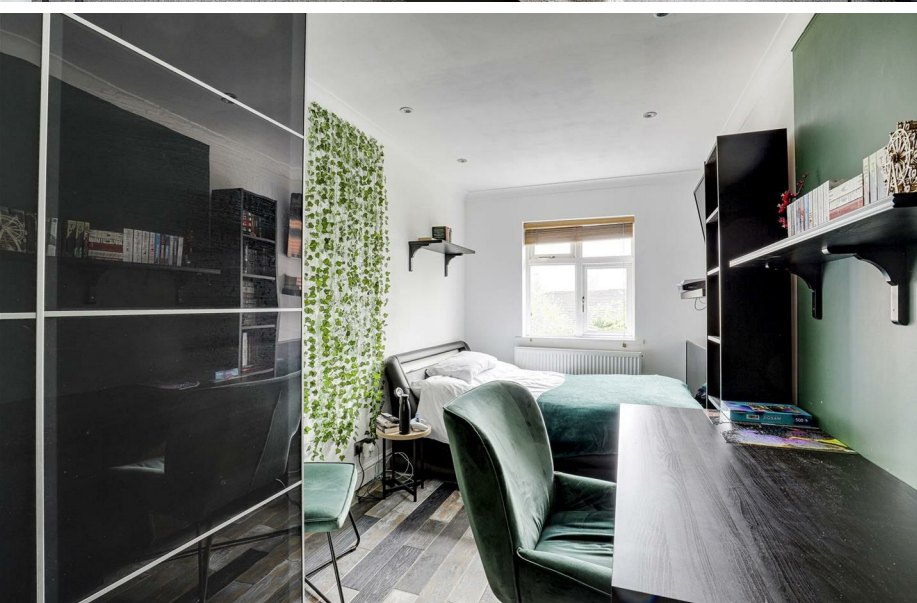
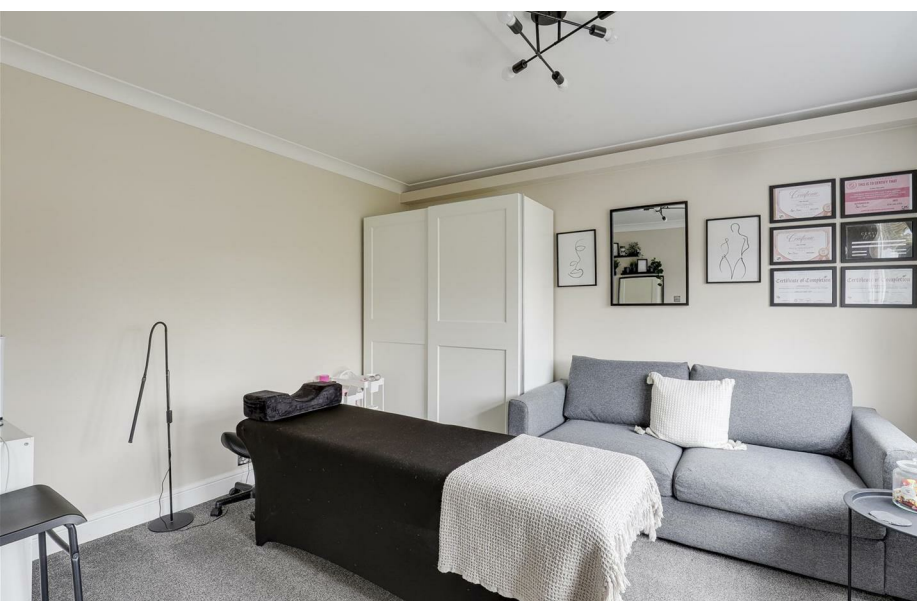
## DETACHED FAMILY HOME...

We are pleased to present this well-presented and spacious five-bedroom detached family home, situated in a peaceful residential location. Located just a stone's throw away from a range of local amenities, scenic parks, and excellent transport links to the City Centre, this property also benefits from being within the catchment area for highly regarded schools which are Horsendale Primary and Kimberley Comprehensive – making it an ideal choice for families. This modern home is arranged over three floors, offering versatile and generous accommodation throughout. Upon entering, you are greeted by a welcoming entrance hall which provides access to a stylish dining room, a separate living room featuring a bespoke media wall, mood lighting, and French doors that open out to the rear garden. Also on the ground floor is a contemporary fitted kitchen equipped with integrated appliances and additional French doors to the garden, alongside a separate utility room and a convenient ground floor W/C. The utility room also leads directly into the garage, offering practical storage solutions. To the first floor, there are four well-proportioned bedrooms, including a master bedroom complete with its own modern en-suite shower room. A sleek four-piece family bathroom suite serves the remaining bedrooms on this floor. Ascending the open stairwell, the second floor reveals a spacious and versatile fifth bedroom perfect as a guest room, office or additional living space. Outside, the front of the property features a block-paved driveway providing off-street parking and access to the integral garage, along with a discreet bin store. The rear garden is fully enclosed and beautifully landscaped, boasting a patio area, a well-maintained lawn, brick-built shed with power and lighting, an outdoor tap, decked seating area, courtesy lighting, and secure fenced boundaries – perfect for outdoor entertaining or relaxing with the family.

MUST BE VIEWED







- Detached House
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

15'10" x 8'11" (4.84m x 2.72m)

The entrance hall has a UPVC double glazed window to the front elevation, Porcelain tiled flooring, carpeted stairs, an understairs cupboard, a Vertical radiator, and a door providing access into the property.

### W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splash back, a designer radiator, an extractor fan, and Porcelain tiled flooring.

### Dining Room

12'5" x 11'2" (3.80m x 3.42m)

The dining room has a UPVC double glazed window to the front, a designer radiator, coving to the ceiling, and Parquet flooring.

### Living Room

16'5" x 10'8" (5.02m x 3.27m)

The living room has two UPVC double glazed windows to the rear elevation, two designer radiators, a Media wall with LED picture rail lighting with remote control to set the colour mood, and double French doors opening to the rear garden.

### Kitchen

18'4" x 8'6" (5.61m x 2.61m)

The kitchen has a range of modern fitted base and wall units with Quartz worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, an Induction hob, integrated microwave, an integrated coffee machine, an integrated dishwasher, space for a fridge freezer, a Vertical radiator, a skylight, recessed spotlights, Porcelain tiled flooring, a UPVC double glazed window to the side elevation, double French doors opening to the rear garden, and access into the utility room.

### Utility Room

11'3" x 7'9" (3.44m x 2.37m)

The utility room has fitted base and wall units with worktops, a sink with a mixer tap, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a radiator, Porcelain tiled flooring, a UPVC double glazed window to the rear elevation, and access into the garage.

### Garage

21'5" x 7'11" (6.54m x 2.43m)

The garage has lighting, electrics, and an up-and-over door opening out to the driveway.

## FIRST FLOOR

### Landing

14'2" x 8'11" (4.33m x 2.72m)

The landing has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a feature Chandelier with matching lighting in the hallway, and access to the first floor accommodation.

### Bedroom One

16'6" x 10'10" (5.05m x 3.32m)

The first bedroom has two UPVC double glazed window to the rear elevation, carpeted flooring, two radiators, coving to the ceiling, recessed spotlights, double French door opening to a Juliette balcony, carpeted flooring, and access into the en-suite.

### En-Suite

7'4" x 3'9" (2.24m x 1.16m)

The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, recessed spotlights, water proof boarding, and Porcelain floor tiling.

### Bedroom Two

12'5" x 11'3" (3.79m x 3.43m)

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

### Bedroom Three

13'0" x 8'9" (3.98m x 2.68m)

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

### Bedroom Four

18'1" x 7'10" (5.53m x 2.39m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, access into the boarded loft, and solid wood flooring.

### Bathroom

10'10" x 7'8" (3.32m x 2.35m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a floor-mounted swan neck mixer tap and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall shower fixture, recessed spotlights, a Bluetooth mirror, a designer radiator, floor-to-ceiling tiling, and tiled flooring.

## SECOND FLOOR

### Bedroom Five

19'0" x 10'11" (5.80m x 3.33m)

The bathroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, recessed spotlights, eaves storage, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a bin store, and a block paved driveway with access to the garage.

### Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, a lawn, a brick built shed with lighting and electrics, courtesy lighting, a decked seating area, and a fence panelled 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 1800Mbps and Upload Speed 1000Mbps

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 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.

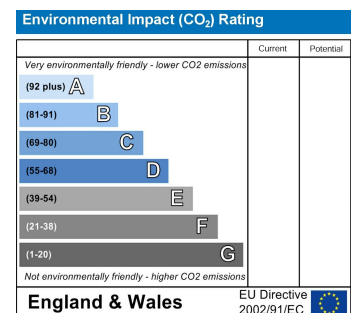
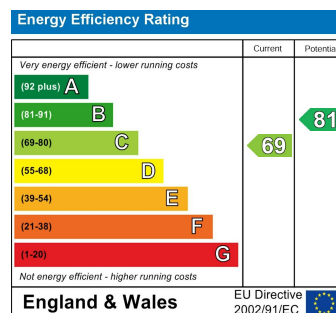
The vendor has advised the following:

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.

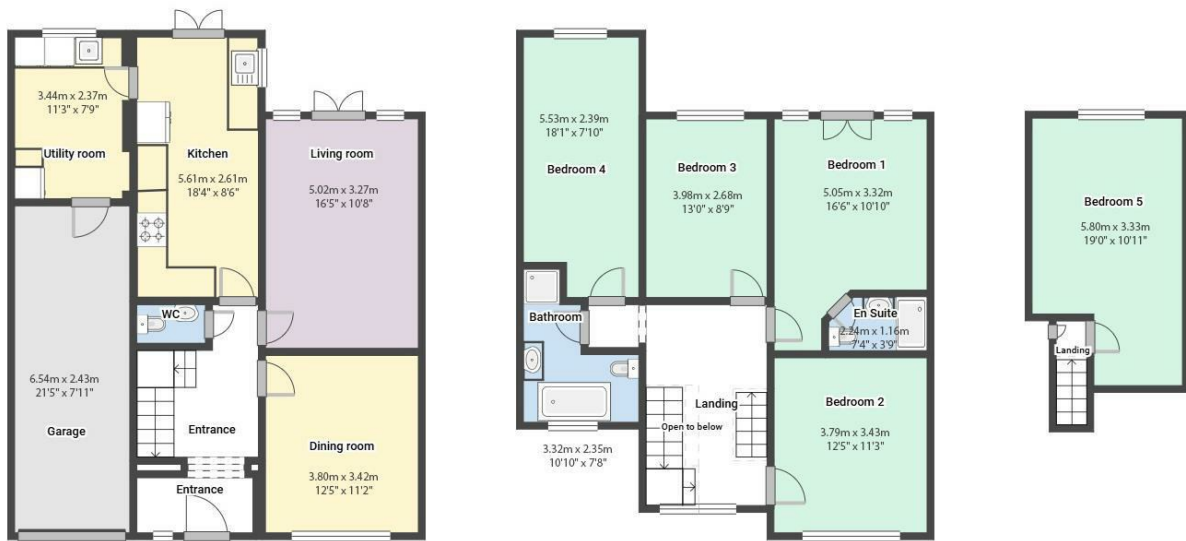
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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