

# HoldenCopley

PREPARE TO BE MOVED

Middleton Close, Nuthall, Nottinghamshire NG16 1BX

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Guide Price £475,000 - £500,000



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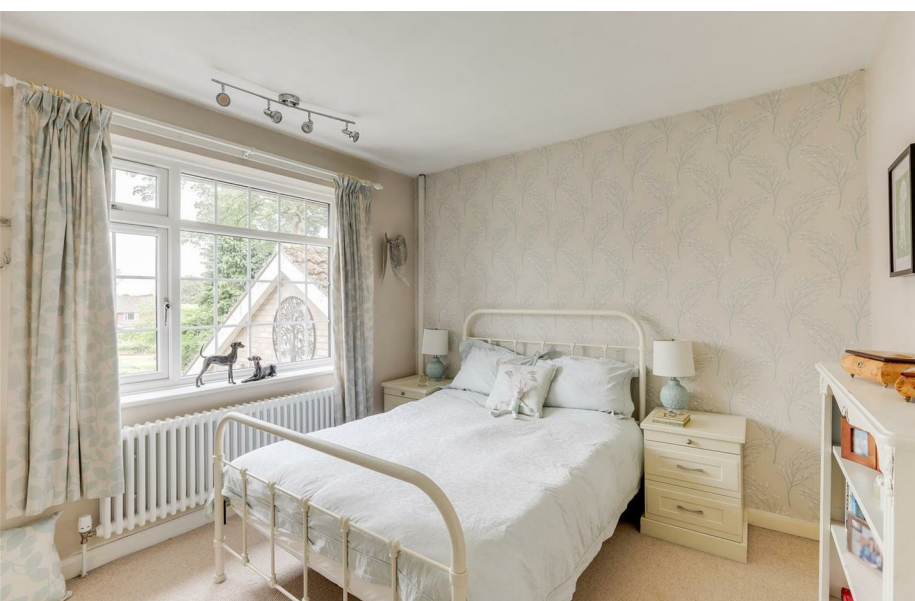
GUIDE PRICE £475,000 - £500,000

BEAUTIFULLY-PRESENTED HOME WITH SELF-CONTAINED ANNEX...

Situated in the sought-after location of Nuthall, this spacious and immaculately presented four-bedroom detached family home offers generous living accommodation finished to a high standard throughout. Boasting its own self-contained annex, this property is ideal for multi-generational living, a guest suite, or even a private workspace. The property enjoys easy access to a range of local amenities including shops, cafés, and excellent transport links, and is positioned within the catchment area of reputable junior schools, making it perfectly suited for families. Upon entering, you're welcomed by a bright and inviting entrance hall that leads into a spacious dining room flooded with natural light and seamlessly open to a modern kitchen, complete with ample storage and generous worktop space, ideal for both everyday cooking and entertaining. To the rear of the ground floor is a large living room, centred around a charming cast iron fireplace, with double French doors that open out to the rear garden. Upstairs, the home offers four well-proportioned double bedrooms, with the main bedroom featuring fitted wardrobes. A beautifully appointed four-piece family bathroom includes a walk-in shower and stylish fixtures and fittings. The annex, with its own private entrance, offers highly versatile space and comprises a fitted kitchen, a bright reception room, a double bedroom, and a shower room, ideal for extended family, guests, or independent living. Externally, the property sits on a generous plot. To the front is a driveway providing off-road parking and access to the garage, along with a pathway leading to the annex's separate entrance. A wraparound lawned garden with mature trees, shrubs, and established planting enhances the home's kerb appeal and privacy. The rear garden features a patio seating area and a well-maintained lawn, perfect for enjoying the outdoors.







- Detached House
- Four Double Bedroom
- Two Spacious Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Self-Contained Annex
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9’0" × 11’3" (2.75m × 3.45m)

The entrance hall has Hopewells laminate flooring, carpeted stairs, a column radiator, an in-built cupboard and a single solid oak door providing access into the accommodation.

Dining Room

9’0" × 17’2" (2.76m × 5.24m)

The dining room has Hopewells laminate flooring, a column radiator, open-access to the kitchen, a skylight window and two UPVC double-glazed windows to the side and rear elevations.

Kitchen

9’2" × 17’2" (2.80m × 5.24m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink and a half with a drainer and a mixer tap, an integrated microwave, dishwasher & fridge freezer, space for a range cooker, tiled flooring, two UPVC double-glazed windows to the side and rear elevations and a single stable door providing access to the side of the property.

Living Room

11’4" × 22’4" (3.46m × 6.83m)

The living room has carpeted flooring, a column radiator, ceiling coving, a feature cast iron fireplace with surround, access to the annex, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Garage

16’1" × 8’11" (max) (4.91m × 2.73m (max))

FIRST FLOOR

Landing

13’6" × 9’0" (4.13m × 2.75m)

The landing has carpeted flooring, a column radiator, in-built cupboards, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

10’10" × 11’4" (3.32m × 3.47m)

The main bedroom has carpeted flooring, a column radiator, fitted floor-to-ceiling wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

9’11" × 11’4" (3.04m × 3.46m)

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

Bedroom Three

10’3" × 9’5" (3.14m × 2.88m)

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

Bedroom Four

9’3" × 10’5" (2.83m × 3.20m)

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

Bathroom

6’8" × 8’9" (2.04m × 2.68m)

The bathroom has a concealed low level dual flush W/C, a bidet, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, shower niches, a heated towel rail, tiled walls and flooring, an extractor fan, and a UPVC double-glazed obscure window with fitted shutter to the rear elevation.

ANNEX

Kitchen

12’4" × 6’5" (3.76m × 1.97m)

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated hob, tiled splashback, a radiator, wooden flooring and two UPVC double-glazed windows to the front and side elevations. Two single UPVC doors offer convenient access, one to the front of the property and another leading out to the rear garden.

Living Room

10’1" × 11’9" (3.08m × 3.59m)

The living room has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

Bedroom

10’0" × 10’0" (3.06m × 3.06m)

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

Shower Room

5’9" × 9’11" (1.77m × 3.04m)

The shower room has a concealed low level flush W/C, a wash basin, a walk-in shower with an

electric shower fixture, a column radiator, partially tiled walls, an extractor fan, vinyl flooring, a loft hatch and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and access to the garage, along with a pathway leading to a separate entrance for the annex. The property also boasts a wraparound lawned garden, beautifully bordered with established plants, shrubs, and mature trees.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn bordered with established plants and shrubs and fence panelling boundaries.

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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100bps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

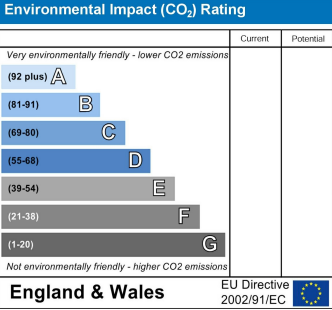
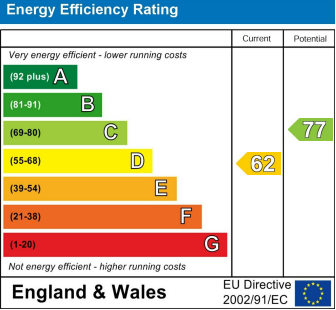
Flood Risk – No flooding in the past 5 years

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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