

HoldenCopley

PREPARE TO BE MOVED

Highfield Road, Nuthall, Nottinghamshire NG16 1BQ

Guide Price £450,000

Highfield Road, Nuthall, Nottinghamshire NG16 1BP



GUIDE PRICE: £450,000 - £475,000

SPACIOUS DETACHED HOUSE WITH CHARACTER & MODERN LIVING...

A substantial four-bedroom family home in the highly sought-after Nuthall area, which has undergone a complete transformation, including a two-storey extension, creating a bright, spacious, and move-in-ready property. The house is finished to an exceptional standard throughout, boasting a range of beautiful features such as encapsulated stained-glass windows, panelled walls, engineered wood flooring, traditional fireplaces, and much more. Offered with no upward chain, this home is perfect for families looking for a property that blends character with contemporary living. The ground floor comprises a welcoming entrance hall, a WC, a living room, and a family room open plan to the dining area, flowing seamlessly into a farmhouse-style fitted kitchen. Upstairs, the master bedroom is complemented by a generous second bedroom, thoughtfully split into a sleeping area and a versatile wardrobe/study space with access to a modern en-suite. There are two further bedrooms and a stylish four-piece bathroom suite, including a double-ended bath with body jets and a separate shower enclosure. Externally, the property benefits from a driveway with parking for multiple vehicles and access to the integral garage. The rear garden is private, south-facing, and a gardener's paradise, featuring well-stocked borders, a patio area, and a summer house offering a peaceful retreat. Located in Nuthall, the property enjoys excellent local amenities, well-regarded schools, good transport links, and easy access to the City Centre, making it an ideal choice for families seeking convenience and a friendly community.

MUST BE VIEWED





- Detached Family Home
- Four Good-Sized Bedrooms & Extended Study Area
- Two Reception Rooms
- Open Plan Traditional Kitchen & Dining Area
- Ground Floor WC
- Two Stylish Bathrooms
- Ample Off-Road Parking & Integral Garage
- Private South-Facing Garden With Established Planting & Summer House
- Sought-After Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

6'11" x 15'5" (2.13m x 4.72m)
The entrance hall has engineered wood flooring, a radiator, decorative panelled walls, an oak slatwall staircase, stained-glass windows to the front elevation, and a single door with stained-glass inserts leading into the accommodation.

WC

4'7" x 3'11" (1.42m x 1.20m)
This space has a low level flush WC, a pedestal wash basin, tiled flooring and splashback, a radiator, panelled walls, and a wall-mounted consumer unit.

Living Room

12'6" x 13'5" (3.83m x 4.09m)
The living room features a UPVC double-glazed bay window with stained-glass inserts to the front elevation, wooden plank flooring, fitted storage cupboards and shelving within the alcoves, an original open fireplace, and a radiator.

Family Room

15'7" x 11'6" (4.75m x 3.52m)
The family room has engineered wood flooring, a TV point, a Victorian cast iron fireplace insert with decorative tiles and a painted wooden mantelpiece, a picture rail, full-height UPVC double-glazed windows to the rear elevation, French doors opening out to the garden, and is open plan to the dining room.

Dining Room

9'11" x 9'1" (3.04m x 2.77m)
The dining room has continued engineered wood flooring, a UPVC double-glazed window to the rear elevation, a picture rail, and is open plan to the kitchen.

Kitchen

20'8" x 7'5" (6.30m x 2.26m)
The kitchen is fitted with a range of shaker-style base and wall units with wooden worktops, a Belfast sink with a swan-neck mixer tap and drainer, space for a range cooker with a chimney-style extractor and tiled splashback, along with space and plumbing for both a washing machine and dishwasher, and space for a fridge freezer. The room also benefits from engineered wood flooring, a chrome heated towel rail, recessed spotlights, a UPVC double-glazed window to the rear, and a UPVC stable-style door opening out to the garden.

FIRST FLOOR

Landing

3'7" x 8'7" (1.11m x 2.62m)
The landing has carpeted flooring, panelled walls, and provides access to the first floor accommodation.

Master Bedroom

15'7" x 11'7" (4.75m x 3.54m)
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and a radiator.

Bedroom Two

11'3" x 7'6" (3.44m x 2.31m)
The second bedroom has carpeted flooring, a radiator, access to an en-suite, and steps leading down to an additional study area or extended section of the room.

Bedroom Two / Study

12'6" x 7'6" (3.83m x 2.30m)
This versatile space, currently used as a study area, features a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

En-Suite

7'6" x 6'6" (2.31m x 1.99m)
"The en-suite comprises a low level dual flush WC, a pedestal wash basin, a corner shower enclosure with a wall-mounted electric shower, and a chrome heated towel rail. There is also a fitted shelving unit with cupboards and spotlights, tiled splashbacks, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

11'6" x 13'5" (3.53m x 4.10m)
The third bedroom has a UPVC double-glazed stained-glass window to the front elevation, carpeted flooring, a picture rail, and a radiator.

Bedroom Four

10'5" x 7'11" (3.18m x 2.42m)
The fourth bedroom has a dual-aspect UPVC double-glazed stained-glass window, carpeted flooring, and a radiator.

Bathroom

7'10" x 9'9" (2.39m x 2.97m)
The bathroom has a low level dual flush WC, a wall-mounted wash basin, and a double-ended panelled bath with body jets and central taps, alongside a corner shower enclosure. There is also a partition wall, a chrome heated towel rail, a radiator, various wood panelling to the walls including oak slatwall, an extractor fan, recessed square LED downlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, access into the integral garage, and gated access to the side and rear of the property.

Garage

The garage has double doors opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden featuring a paved patio seating area, external power sockets, outdoor lighting, a lawn with a variety of established plants and shrubs, a gravelled pathway winding through to a summer house, raised planters and well-stocked borders.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, CityFibre, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
Phone Signal - 3G / 4G / 5G
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - No
Other Material Issues - No
Any Legal Restrictions - Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

The vendor has informed us that there has been a 2-storey extension, which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

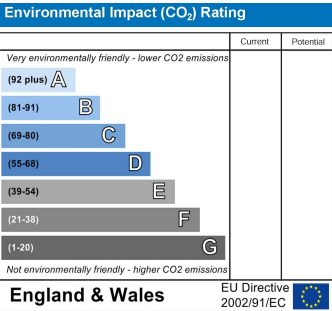
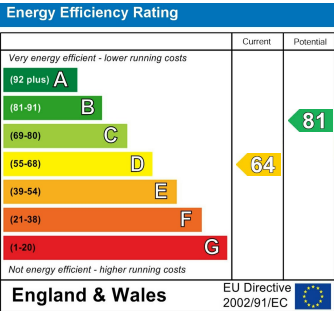
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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 licence 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.





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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