

# HoldenCopley

PREPARE TO BE MOVED

Moor Road, Bestwood Village, Nottinghamshire NG6 8TU

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Asking Price £450,000



Moor Road, Bestwood Village, Nottinghamshire NG6 8TU





## STUNNING MODERN DETACHED FAMILY HOME...

This modern spacious detached house will make a superb home for any family buyer. The property offers an abundance of space spanning across three floors and over 2500 sq ft. Presented to show home standards throughout and situated in a highly popular and sought village location we strongly recommend an early viewing. To the ground floor is a Mud Room followed by an entrance hall with a W/C, a Lounge featuring a stunning fireplace with log burner and a snug complete with an open plan stylish Kitchen / Dining / Breakfast Room, perfect for entertaining guests and benefiting from under floor heating. The first floor offers a gallery style landing providing access to four bedrooms serviced by a bathroom and an en-suite. Upstairs on the second floor is a further bedroom, a study and a four-piece bathroom suite. Outside to the front is a Presscrete driveway providing ample off road parking for 4-6 vehicles along with access to a two storey double garage. To the rear of the property is a south-facing garden with a greenhouse, planters, and various seating areas that benefit from plenty of sun exposure throughout the day! The property is also fully presscrete paved all the way round.

MUST BE VIEWED







- Three Storey Detached House
- Five Bedrooms
- Large Lounge With Feature Fireplace
- Stylish Kitchen Open Plan To Dining / Breakfast Room
- Three Bathrooms
- Modern Features Including; Under Floor Heating, Waste Disposal, PIR External Lighting, Alarm And CCTV
- Driveway For Ample Off Road Parking
- Two Storey Double Garage
- Sought After Location
- Well Presented Throughout











GROUND FLOOR

Mud Room

6’6" × 3’11" (2.0 × 1.2)  
The Mud Room has two double glazed Sash Style windows to the side elevation, Victorian Ceramic tiled flooring, recessed spotlights and a wooden front door with a glass insert providing access into the accommodation and internal Oak door leading into the hall.

Hall

The hall has solid Oak wood flooring, a radiator and recessed spotlights.

Lounge

19’0" × 13’1" (5.8 × 4.0)  
The Lounge has double glazed Sash Style windows to the front and side elevation, carpeted flooring, recessed spotlights, a TV point, a feature fireplace with a decorative surround, a log burner, partially panelled walls, wall light fixtures, a wall mounted thermostat and double Oak glazed doors leading into the dining room.

Dining / Breakfast Room

15’5" × 12’1" (4.7 × 3.7)  
The Dining / Breakfast Room has a range of double glazed Sash Style windows to the side and elevation, a half vaulted ceiling with exposed beams, Oak wood flooring with under floor heating, Metro tiling, wall & pendant light fixtures, glazed double doors leading out to the rear garden and open plan to the kitchen.

Kitchen

15’5" × 16’4" (4.7 × 5.0)  
The Kitchen has a range of fitted Walnut base and wall units, Metro tiled splash back, plinth lighting, a sink and a half with mixer taps, drainer, waste disposal, an integrated double oven and grill, an electric hob with an extractor fan, an integrated dishwasher, an integrated washing machine, an integrated dryer, an American style fridge freezer, Oak wood flooring with under floor heating and a TV point.

Snug

10’9" × 14’9" (3.3 × 4.5)  
The snug has a double glazed Sash Style window to the front elevation, carpeted flooring, a dado rail, a radiator, recessed spotlights and a TV point.

W/C

2’7" × 6’2" (0.8 × 1.9)  
This space has a low level dual flush W/C, a countertop wash basin, partially tiled walls, Oak wood flooring and an extractor fan.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

15’1" × 12’9" (4.6 × 3.9)  
The Master bedroom has a double glazed Sash Style window to the front elevation, carpeted flooring, a radiator, recessed spotlights, access to the en-suite, a TV point, and fitted Walnut wardrobes & free standing bedside drawers.

En-Suite

6’2" × 9’10" (1.9 × 3.0)  
The en-suite has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a shower enclosure with an overhead rainfall shower head, a handheld shower head and wall mounted chrome fixtures, a chrome heated towel rail, mirrored storage cupboard, partially tiled walls, porcelain tiled flooring, recessed spotlights and a double glazed Sash Style window to the side elevation.

Bedroom Two

11’9" × 9’10" (3.6 × 3.0)  
The second bedroom has a double glazed Sash Style window to the front elevation, carpeted flooring, a radiator and recessed spotlights, and a TV point.

Bedroom Three

12’5" × 10’5" (3.8 × 3.2)  
The third bedroom has a double glazed Sash Style window to the front elevation, carpeted flooring, a radiator, recessed spotlights, a TV point, and fitted Walnut wardrobe & free standing chest of drawers.

Bedroom Four

9’2" × 9’6" (2.8 × 2.9)  
The fourth bedroom has a double glazed Sash Style window to the rear elevation, carpeted flooring, recessed spotlights, and a TV point.

Bathroom

7’10" × 7’10" (2.4 × 2.4)  
The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a shower enclosure with an overhead rainfall shower head, a handheld shower head and wall mounted chrome fixtures, a chrome heated towel rail, partially tiled walls, mirrored storage cupboard, porcelain tiled flooring, an in-built cupboard, recessed spotlights and a double glazed Sash Style window to the front elevation.

SECOND FLOOR

Landing

The upper landing has carpeted flooring, a radiator, a Velux window, eaves storage, recessed spotlights and provides access to the second floor accommodation

Bedroom Five

9’10" × 12’5" (3.0 × 3.8)  
The fifth bedroom has a Velux window, carpeted flooring, a radiator, recessed spotlights, and a TV point.

Walk In Closet / Study

6’10" × 6’6" (2.1 × 2.0)  
This room has carpeted flooring, eaves storage and recessed spotlights.

Bathroom

12’5" × 7’2" (3.8 × 2.2)  
The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a freestanding bath with wall mounted chrome fixtures and a handheld shower head, a radiator, recessed spotlights, partially tiled walls, porcelain tiled flooring and a Velux window.

OUTSIDE

Front & Sides

To the front of the property is a Presscrete driveway and footpath, a range of established plants, trees and shrubs, PIR external lights, access into the double garage, CCTV and a security alarm fitted and a manual farm style gate, which has potential to be converted to electric gate as cables are in situ. The property is secured on two sides by stone walling which is native to the village.

Double Garage

16’4" × 17’8" (5.0 × 5.4)  
The double garage has an electric door with two fobs, a wall mounted wash basin with tiled splash back, space and plumbing for a washing machine, space for a tumble dryer, fitted storage units and worktops, an obscure window, a fluorescent strip light and a single door to the rear garden

Double Garage Loft Space

14’5" × 18’0" (4.4 × 5.5)  
The double garage loft space is accessed by a staircase and has a fluorescent strip light , flooring and two circular windows.

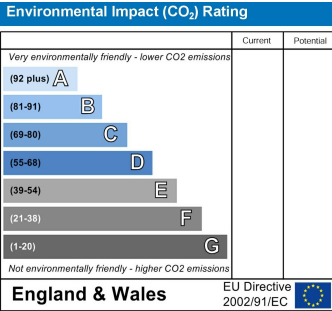
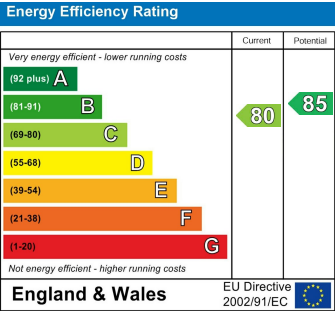
Rear

To the rear of the property is a private enclosed south-facing garden with Presscrete pathways / seating areas, a lawn, a range of established plants, trees and shrubs, CCTV, PIR external lights, an outdoor tap with hose reel, a glazed Aluminium greenhouse, vegetable planters and secured by fence panelling.

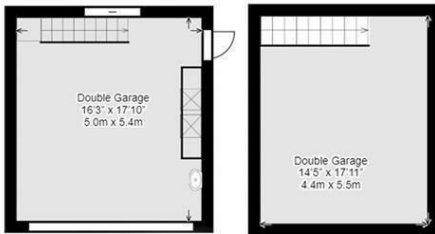
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# Moor Road, Bestwood Village, Nottinghamshire NG6 8TU



Approx. Gross Internal Area of the Ground floor:  
**1252.27 Sq Ft - 116.34 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**2582.48 Sq Ft - 239.92 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**980.38 Sq Ft - 91.08 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**2582.48 Sq Ft - 239.92 Sq M**

Approx. Gross Internal Area of the 2nd floor:  
**349.83 Sq Ft - 32.5 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**2582.48 Sq Ft - 239.92 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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