

# HoldenCopley

PREPARE TO BE MOVED

Old Reindeer Close, East Bridgford, Nottinghamshire NG13 8HS

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Guide Price £1,500,000 - £1,600,000

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Introducing this exceptional bespoke-built detached house, offering a unique living experience tailored specifically to the owner's preferences. Nestled on a substantial plot of approx 1.5 acres, this property boasts a remarkable backdrop of open countryside fields, breathtaking views and amazing sunsets. Situated in the highly regarded and prestigious location of East Bridford, this residence offers a serene and idyllic rural setting, while still providing convenient access to local amenities. Impeccable craftsmanship and attention to detail are evident throughout, with modern fixtures and fittings accentuating the property's sophisticated style. The environmentally conscious owner has installed 22 solar panels, and a ground source heating system, reducing energy costs. Underfloor heating on both floors ensures year-round comfort and warmth. The interior is beautifully designed and decorated, creating an atmosphere of elegance and refinement. Upon entering, a grand entrance hall with a central staircase sets an impressive tone. The ground floor offers a living room, a versatile gym/office space, and a contemporary fitted kitchen seamlessly connected to the dining area, featuring bi-folding doors that open to the outside terrace. An adjoining snug area adds a cosy retreat within the open-plan layout. Additional features on this level include a boot room/utility room with a convenient pet shower, two W/Cs, a wine pantry, a storeroom, and direct access to the double garage. Upstairs, a total of five double bedrooms awaits, each boasting its own unique charm and serviced by four stylish bathroom suites. The master bedroom is a true sanctuary, featuring access to a balcony along with a luxurious en-suite. Outside, the front driveway accommodates parking for up to seven cars, while the rear of the house reveals an extravagant garden paradise, offering a lifestyle of outdoor socialising and unparalleled tranquillity.





- Bespoke-Built Detached Family Home With Solid-Block Beam Floors
- Five Double Bedrooms
- Fantastic Rear Countryside Views & Amazing Sunsets
- Stylish Fitted Open Plan Kitchen/Dining/Seating Areas With Bi-Folding Door
- Four Modern Bathroom Suites
- Beautiful Garden With Outdoor Kitchen, Lounge, Fireplace, Dining Terrace & Hot-Tub
- Ground-Source Heating System, Air-Conditioning, CCTV & Alarm
- Double Garage & Ample Off-Road Parking
- Approx 1.5 Acres
- Twenty-Two Owned Solar Panels





## GROUND FLOOR

### Entrance Hall

14'11" x 14'11" max (4.57 x 4.56 max)

The entrance hall of the property features a stylish tiled floor that incorporates convenient underfloor heating. A modern wall-mounted digital thermostat allows precise temperature control along with recessed spotlights illuminating the space. An in-built cupboard offers practical storage solutions, while a wall-mounted security alarm panel enhances the safety and security of the premises. A central wooden staircase stands as an elegant centerpiece, adding a touch of sophistication to the hall. To enter the living areas, a single wooden door with obscure windows on either side grants access.

### Living Room

20'0" x 14'5" into bay (6.12 x 4.40 into bay)

The living room boasts a spacious double-glazed square bay window with a cosy window seat for relaxation. The ceiling showcases charming exposed beams, adding character to the space. Recessed spotlights adorn the room, offering both functional and atmospheric lighting options. A dedicated TV point ensures convenient entertainment setup. The focal point of the room is the exposed brick chimney breast, which incorporates a recessed alcove with a log-burning stove nestled on a tiled hearth. The flooring showcases a wood-effect design, complementing the room's aesthetic, and is equipped with underfloor heating for added comfort.

### Gym

14'0" x 12'9" (4.28 x 3.90)

The gym is equipped with a double-glazed window, a TV point, recessed spotlights provide focused illumination, ensuring a well-lit environment for workouts. For optimal air circulation and comfort, a ceiling fan light has been installed. The gym also features underfloor heating, providing warmth and comfort during exercise sessions. A wall-mounted digital thermostat allows precise temperature control, ensuring a pleasant workout experience.

### W/C

4'9" x 4'2" (1.47 x 1.28)

This area features a discreet concealed dual flush W/C and a wash basin with fitted storage. The space is adorned with patterned tiled flooring, adding a touch of style and visual interest. Panelled walls contribute to a sophisticated aesthetic. Recessed spotlights illuminate the space, and an extractor fan is installed to ensure proper ventilation.

### Snug

14'5" x 12'6" (4.41 x 3.82)

The snug features a beautifully tiled floor with the added luxury of underfloor heating. A modern, wall-mounted digital thermostat enables convenient temperature control. Recessed spotlights create a cosy ambiance while providing ample lighting. The snug is equipped with a dedicated TV point for entertainment purposes. The space is filled with natural light, thanks to full-height UPVC double-glazed windows. Additionally, double French doors open up to reveal a charming rear garden, seamlessly connecting indoor and outdoor living.

### Dining Area

16'6" x 15'3" (5.05 x 4.67)

The dining area boasts tiled flooring with underfloor heating. A captivating log-effect feature fireplace is recessed, adding a touch of warmth and charm to the space. The fitted shaker style units, complemented by sleek worktops, create a functional bar area that includes an integrated drinks fridge. Recessed spotlights illuminate the area, creating a pleasant ambiance. The dining area seamlessly flows into the open-plan kitchen, promoting a cohesive and inclusive living space. Furthermore, the bi-folding doors elegantly open up to reveal the rear garden, allowing for a seamless indoor-outdoor transition.

### Wine Pantry

3'10" x 3'3" (1.18 x 1.00)

The wine pantry is designed with generous storage capacity, providing ample space to store wine and drink bottles.

### Kitchen

26'0" x 17'6" (7.94 x 5.35)

The kitchen is a true culinary haven, featuring an array of stylish shaker-style larder, base, and wall units, complemented by a captivating feature island and modern worktops. Two inverted sinks, equipped with a swan neck mixer tap and an instant hot water tap, provide both functionality and convenience. The kitchen offers ample space for a range cooker and an American-style fridge freezer, meeting all your cooking and storage needs. It is thoughtfully equipped with an integrated dishwasher and a combi-oven with a warming drawer. Under-cabinet lighting illuminates the workspace, while a tiled splashback adds a touch of elegance. Tiled flooring with underfloor heating ensures a cosy environment. Recessed spotlights provide ample lighting, while a wall-mounted digital thermostat allows for easy temperature control. The partially vaulted ceiling is adorned with two Velux windows, allowing natural light to flood the space. A TV point is conveniently installed, and an air-conditioning unit ensures comfort during warmer days. Finally, bi-folding doors open up to an inviting outdoor seating area.

### Utility / Boot Room

23'3" x 7'10" (7.09 x 2.40)

The utility/boot room features fitted shaker-style units adorned with wooden worktops, a ceramic sink with a swan neck mixer tap, space and plumbing for both a washing machine and a separate tumble dryer. Additionally, there is an enclosed pet shower for easy pet care. The tiled flooring is equipped with underfloor heating, a wall-mounted digital thermostat and security alarm panel offer control and peace of mind. A column radiator with a chrome towel rail provides warmth and functionality. Partially tiled walls add a touch of style and practicality. Recessed spotlights illuminate the room, while two UPVC double-glazed windows on the side elevation allow natural light to fill the space. Lastly, a single door provides side access for added convenience.

### Boiler / Storage Room

8'11" x 4'7" (2.74 x 1.42)

### W/C

4'9" x 4'1" (1.46 x 1.26)

This area features a discreet concealed dual flush W/C and a wash basin with fitted storage. The space is adorned with patterned tiled flooring, adding a touch of style and visual interest. Panelled walls contribute to a sophisticated aesthetic. Recessed spotlights illuminate the space, and an extractor fan is installed to ensure proper ventilation.

### Double Garage

19'10" x 18'6" (6.07 x 5.66)

The double garage has ceiling strip light, multiple power points and an electric up and over door opening out onto the front driveway.

## FIRST FLOOR

### Landing

The galleryed landing exudes elegance and offers a beautiful vantage point within the home. Two double-glazed windows grace the front elevation, inviting natural light to fill the space. The landing features carpeted flooring with underfloor heating and a wall-mounted digital thermostat. A half-vaulted ceiling with a skylight adds a touch of architectural charm while allowing additional natural light to flow in. A stylish stair banister overlooks the ground floor, creating an open and connected feel throughout the home. The galleryed landing serves as a pathway to access the first-floor accommodations, offering a seamless transition between levels.

### Master Bedroom

19'8" x 13'10" (6.00 x 4.22)

The main bedroom is a luxurious retreat with carefully selected features. The carpeted flooring, enhanced with underfloor heating and a wall-mounted digital thermostat, ensures a cosy and comfortable ambiance. A panelled feature wall adds a touch of sophistication to the room's decor. Recessed spotlights provide soft and adjustable lighting options. The ceiling showcases exposed beams, adding character and charm to the space. Full-height double-glazed windows offer breathtaking views of the surrounding countryside, filling the room with natural light. The main bedroom also provides access to a walk-in closet and en-suite, allowing for privacy and convenience. Additionally, there is a balcony that extends the living space outdoors, providing an inviting spot to relax and enjoy the surrounding scenery.

### En-Suite

15'1" x 7'10" (4.60 x 2.41)

The en-suite bathroom features a concealed dual flush W/C, a double-ended slipper copper and nickel freestanding bath, accompanied by a floor-standing mixer tap, creating a focal point of elegance, double countertop wash basins with fitted storage underneath and wall-mounted mixer taps. For a refreshing shower experience, there is a walk-in shower enclosure with an overhead rainfall shower and wall-mounted fixtures. A column radiator with a chrome towel rail adds both warmth and convenience. The tiled flooring is equipped with underfloor heating. Partially tiled walls enhance the visual appeal and practicality of the space. Recessed spotlights provide adjustable lighting, creating a tranquil ambiance. Double-glazed bi-folding windows with integrated blinds overlook the rear, offering privacy and allowing natural light to fill the room.

### Walk-In-Closet

10'9" x 4'11" (3.30 x 1.51)

This space is adorned with a double-glazed window, carpeted flooring equipped with underfloor heating, recessed spotlights and ample space for storage.

### Bedroom Five

14'4" x 11'2" (4.39 x 3.42)

The fifth double bedroom has a double-glazed window on the front elevation allows natural light to illuminate the room. The carpeted flooring, enhanced with underfloor heating, provides warmth and a cosy feel. Exposed beams on the ceiling add character and a touch of rustic appeal. Recessed spotlights are strategically placed to highlight specific areas and create a pleasant ambiance. Overall, this bedroom offers a delightful combination of modern comfort and rustic charm.

### Bedroom Three

13'4" x 12'5" (4.08 x 3.80)

The third double bedroom offers a spacious and comfortable retreat. Two double-glazed windows on the rear elevation invite abundant natural light into the room. The carpeted flooring, equipped with underfloor heating. Recessed spotlights provide adjustable lighting options, allowing for a personalised ambiance. The bedroom also provides access to a closet area, offering convenient storage space. Additionally, it features a jack & jill en-suite, providing shared access from another room for added convenience.

### Dressing Area

13'4" x 4'8" (4.08 x 1.43)

The dressing room has carpeted flooring with underfloor heating, recessed spotlights and access to the boarded loft with lighting via a drop-down ladder.

### Jack & Jill Bathroom

10'0" x 7'4" (3.05 x 2.25)

The jack & jill bathroom features a low-level flush W/C, a double wash basin with fitted storage, an electrical shaving point and partially tiled walls adding a stylish touch to the room. The tiled flooring is equipped with underfloor heating, ensuring a comfortable experience. A walk-in shower enclosure with an overhead rainfall shower provides a luxurious bathing option. An extractor fan helps maintain a fresh atmosphere. Recessed spotlights offer adjustable and well-distributed lighting. Additionally, a double-glazed obscure window on the side elevation provides natural light while ensuring privacy.

### Bedroom Four

17'1" x 12'8" (5.23 x 3.88)

The fourth bedroom has a double-glazed window on the side elevation allows natural light to brighten the room. The carpeted flooring, enhanced with underfloor heating, provides warmth and a soft underfoot feel. Recessed spotlights are strategically placed to create a pleasant and adjustable lighting atmosphere.

### Bedroom Two

15'5" x 14'11" (4.72 x 4.57)

The second bedroom features a double-glazed window and a skylight window on the side elevation, allowing natural light to fill the room. The exposed beams on the ceiling contribute to the room's character and charm. The carpeted flooring, equipped with underfloor heating, ensures a cosy and comfortable atmosphere. Recessed spotlights are strategically placed to provide adjustable lighting options. The bedroom also offers eaves storage, maximizing the available space. Additionally, it provides access to an en-suite bathroom, offering convenience and privacy.

### En-Suite Two

9'3" x 3'10" (2.83 x 1.19)

The second en-suite has a concealed dual flush W/C, a wash basin with fitted storage underneath, a walk-in shower enclosure with wall-mounted fixtures, a chrome heated towel rail, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, a chrome extractor fan and a skylight window.

### Bathroom

10'0" x 9'0" (3.05 x 2.75)

The family bathroom suite features a high-level flush W/C for a vintage touch. A countertop wash basin with an electrical shaving point offers practicality. The centerpiece of the room is a double-ended slipper freestanding bath with central taps and a walk-in shower enclosure with an overhead rainfall shower provides a refreshing option for quick rinses. A copper heated towel rail adds both warmth and aesthetic appeal. The tiled flooring, equipped with underfloor heating, ensures comfort underfoot. The walls are partially tiled and panelled, combining style and practicality. An extractor fan helps maintain a fresh atmosphere, while a vaulted ceiling and recessed spotlights enhance the overall ambiance. Two skylight windows allow natural light to fill the space.

## OUTSIDE

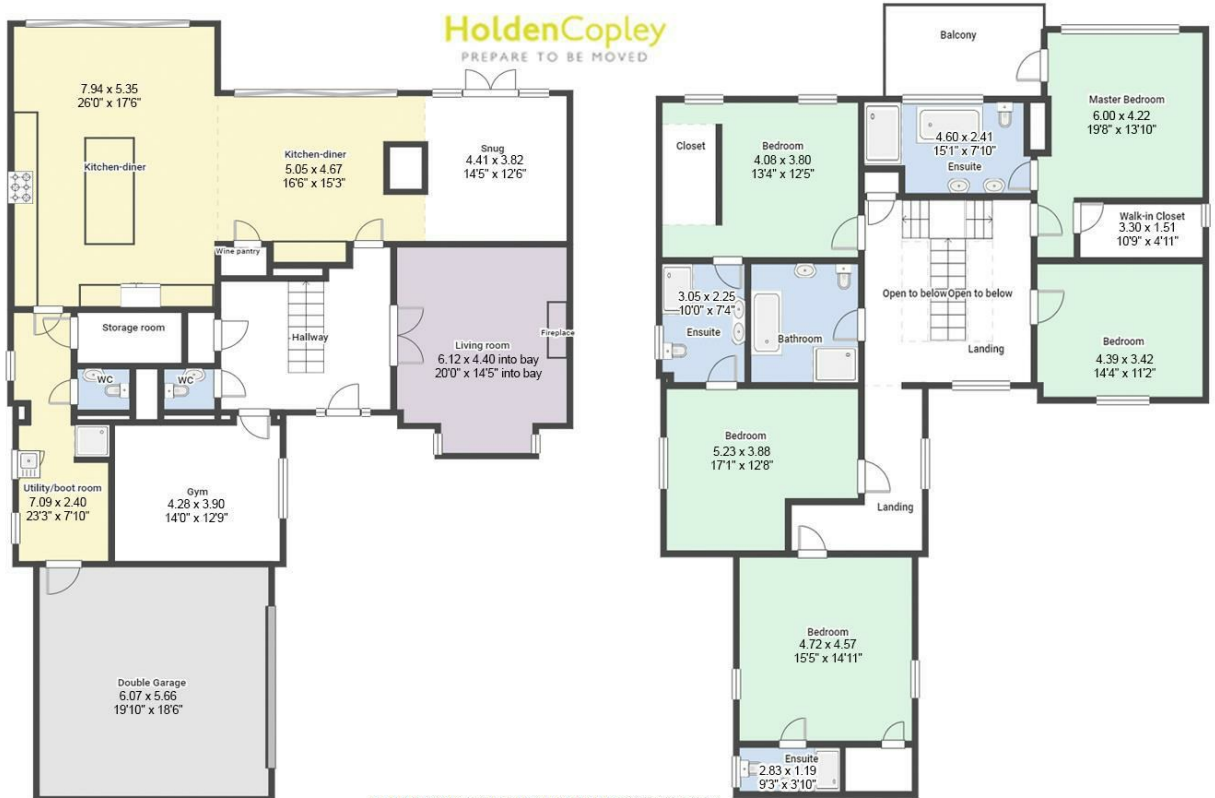
### Front

The front of the property offers a well-appointed and welcoming exterior. A spacious driveway provides ample off-road parking for multiple cars and grants access to the double garage. Courtesy lighting enhances safety and visibility during nighttime hours. A range of thoughtfully chosen plants and shrubs add aesthetic appeal and contribute to the overall landscaping design.

### Rear

The rear of the property boasts an extravagant garden, designed for both relaxation and entertainment. A large patio area provides ample space for outdoor furniture, creating an inviting spot for dining or lounging. A sheltered seating area, adorned with a garden stove, offers a cosy retreat for enjoying the outdoors. Courtesy lighting and outdoor heaters ensure comfort and ambiance during evenings and cooler weather. Additionally, there is a separate sheltered BBQ area equipped with fitted units, worktops and log-storage, making outdoor cooking a breeze. An extractor fan helps maintain a fresh atmosphere while partially tiled walls and flooring add a touch of elegance and practicality. Electricity points are conveniently located for added convenience. A wooden canopy provides a delightful space for a jacuzzi, adding a touch of luxury to the outdoor experience. The garden also features a generously sized lawn with well-stocked borders, creating a vibrant and picturesque environment. Fence panelling offers privacy, while the garden backs onto open countryside fields, providing beautiful and peaceful views.

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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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## 01156712555

### 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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