

# HoldenCopley

PREPARE TO BE MOVED

Park Road, Plumtree Park, Keyworth, Nottinghamshire NG12 5LX

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Guide Price £900,000 - £950,000



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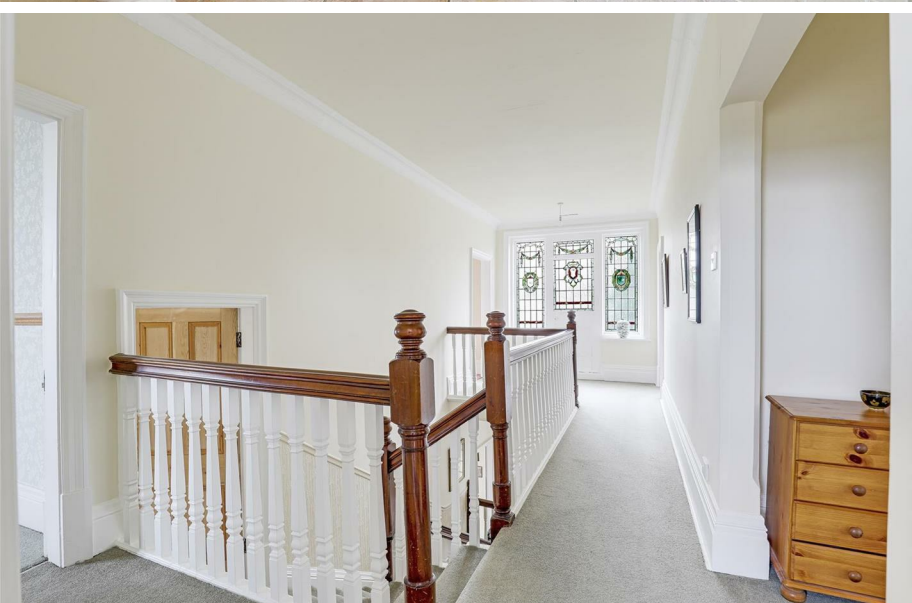
SPECTACULAR & UNSPOILT COUNTRYSIDE VIEWS...

We feel privileged to be marketing this beautiful Victorian detached house dating back to circa. 1900s and benefits from being extended and remodelled over the years whilst retaining many periodic features including stained glass windows, original doors, feature fireplaces, picture rails and much more. The property is situated in one of the most highly regarded residential locations within Plumtree Park private estate and offers spectacular open countryside views - perfect for watching the sun set as well as being within close proximity to various amenities, local conveniences, great schools, easy commuting links to neighbouring villages and Nottingham City. Internally, the accommodation comprises of two large reception rooms, an open plan kitchen and dining room, a separate utility room and a W/C. Upstairs on the first floor are three double bedrooms and two single bedrooms serviced by two bathroom suites. Outside there is a block-paved driveway with access into the double garage providing ample off-road parking for multiple cars along with a well-tended and decorative wrap-around garden featuring multiple seating areas and an extensive lawn.

MUST BE VIEWED







- Detached Victorian House
- Five Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Dining Room
- Underfloor Heating
- Two Bathrooms
- Periodic Features
- Well-Maintained Gardens
- Off-Road Parking & Double Garage
- Unspoilt Countryside Views











## GROUND FLOOR

### Entrance Hall

23'7" x 8'10" (7.21 x 2.71)

The entrance hall has carpeted flooring, a dado rail, coving to the ceiling, a panelled staircase with decorative spindles, an in-built under stair cupboard, a wall-mounted security alarm panel, obscure stained glass windows to the front elevation and a single wooden door with an obscure glass insert providing access into the accommodation via the storm porch

### Living Room

18'7" x 16'11" (into both bays) (5.68 x 5.17 (into both bays))

The living room has a single glazed bay windows with stained glass inserts to the front and side elevation, carpeted flooring with underfloor heating, a TV point, coving to the ceiling and a feature fireplace with a decorative pine mantelpiece and tiled hearth

### Dining Room

17'7" x 16'4" (into tourette) (5.36 x 5.00 (into tourette))

The dining room has a single glazed bay window with stained glass inserts to the front elevation, further single glazed windows to the front and side elevation, carpeted flooring with underfloor heating, coving to the ceiling, wall light fixtures, a feature fireplace with a decorative surround and two open arches into the sitting room

### Sitting Room

13'0" x 5'5" (3.98 x 1.67)

The sitting room has carpeted flooring with underfloor heating, wall light fixtures, an arched window into the hallway and double doors opening out to the side garden

### Kitchen / Diner

22'6" x 11'11" max (6.86 x 3.65 max)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with mixer taps, an integrated double oven, an induction hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, tiled flooring with underfloor heating, tiled splashback, a dado rail, coving to the ceiling, a double glazed window to the rear elevation and open plan to the dining area which has wooden flooring with underfloor heating, a recessed exposed brick alcove with a feature fireplace, a dado rail, coving to the ceiling, a double glazed window to the side elevation and double French doors opening out to the balcony area

### Rear Hallway

12'6" x 3'9" (3.82 x 1.16)

This space has tiled flooring, single glazed windows to the rear elevation and a single door to access the rear garden

### W/C

4'4" x 3'11" (1.34 x 1.20)

This space has a low level flush W/C, tiled flooring, a dado rail, coving to the ceiling and an obscure window to the rear elevation

### Cloak / Sink Room

6'3" x 3'10" (1.93 x 1.19)

This space has a wash basin with a fitted storage cupboard, tiled flooring, a dado rail and cloak space

### Utility Room

11'5" x 7'10" (3.50 x 2.41)

The utility room has fitted base units with worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, a floor-standing boiler, an obscure single glazed window to the rear elevation and quarry tiled flooring

## FIRST FLOOR

### Landing

24'0" x 8'11" max (7.34 x 2.74 max)

The landing has stained glass windows to the front elevation, a single wooden door with stained glass insert providing access to a small balcony area, carpeted flooring, coving to the ceiling, ceiling heating, a loft hatch and provides access to the first floor accommodation

### Master Bedroom

18'1" x 16'7" (into tourette) (5.52 x 5.06 (into tourette))

The main bedroom has a single glazed window and a single glazed bay window with stained glass inserts to the front elevation, carpeted flooring, ceiling heating, coving to the ceiling and an original open fireplace

### Bedroom Two

18'7" x 17'5" (into both bays) (5.68 x 5.33 (into both bays))

The second bedroom has a single glazed bay window to the front elevation, a single glazed bay window with stained glass inserts to the side elevation, carpeted flooring, ceiling heating and an original open fireplace with a decorative surround

### Bedroom Three

13'0" x 11'11" (3.97 x 3.64)

The third bedroom has a dual aspect single glazed window to the side and rear elevation, carpeted flooring, a dado rail, coving to the ceiling, a ceiling heater and an original feature fireplace with a decorative surround

### Bedroom Four

10'0" x 9'5" max (3.05 x 2.88 max)

The fourth bedroom has a single glazed window to the rear elevation, original wooden flooring, coving to the ceiling, a dado rail, a range of fitted floor to ceiling wardrobes and access to the en-suite

### En-Suite

6'2" x 3'11" (1.90 x 0.94)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with a wall-mounted electric shower fixture, tiled flooring, fully tiled walls, recessed spotlights and a single glazed obscure window to the rear elevation

### Bedroom Five / Study

13'0" x 5'5" (3.97 x 1.67)

This room has a single glazed window to the side elevation, carpeted flooring, coving to the ceiling and a dado rail

### Bathroom

8'11" x 8'2" (2.72 x 2.49)

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with a tiled surround, a wall-mounted electric shower fixture and a bi-folding shower screen, tiled flooring, fully tiled walls, in-built cupboards, coving to the ceiling, recessed spotlights, an extractor fan, a ceiling heater and a single glazed window to the rear elevation

## OUTSIDE

Outside of the property is a block-paved driveway leading up to a double garage, external lighting and a wrap-around garden with a raised decked seating area, well-maintained lawns, a range of decorative plants and shrubs, hedged borders and unspoilt countryside views

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

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.

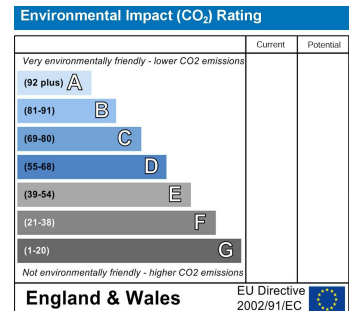
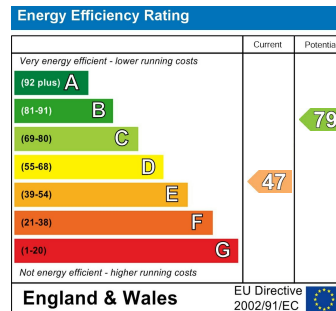
The vendor has advised the following:

Property Tenure is Freehold

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)