

HoldenCopley

PREPARE TO BE MOVED

Hampden Road, Newton, Nottinghamshire NG13 8ZX

Guide Price £500,000 - £525,000

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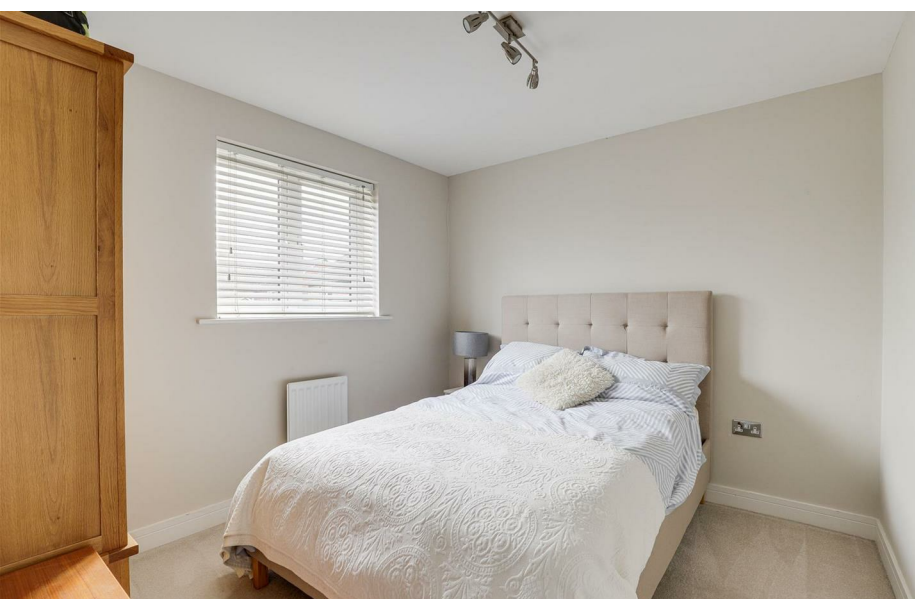


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MODERN DETACHED HOUSE...

Welcome to this five-bedroom detached house, epitomising luxurious living at its finest. Upon entering, you are greeted by an entrance hall. To the right, a cosy snug provides the perfect retreat for relaxation, while to the left, a study offers a quiet space for productivity. Venture further into the heart of the home and discover a spacious living room bathed in natural light. Adjacent lies the fitted kitchen/diner, exuding contemporary charm and equipped with modern appliances. Completing the ground floor, a convenient utility room and a W/C add to the convenience of everyday living. Ascending to the first floor, four generously proportioned bedrooms await. The second bedroom boasts an en-suite, while a lavish four-piece bathroom suite caters to the needs of the household with finesse. Ascend to the second floor and be captivated by the expansive master bedroom, a true sanctuary of luxury and tranquillity. Featuring a spacious dressing room and an indulgent en-suite bathroom, this opulent retreat promises a haven of relaxation and rejuvenation. Externally, private gated access ensures security and seclusion, while a driveway and double garage offer ample off-road parking for vehicles. The private enclosed garden, sets the stage for outdoor enjoyment, complete with a charming summer house/home gym, perfect for al fresco dining or simply unwinding in the serenity of nature. Situated within a well-regarded area, close to a Primary School, pubs, a Post Office and local shops, in the adjacent village of East Bridgford, there is a wider range of schools including the Outstanding Ofsted rated Toot Hill Sixth Form College, shops and leisure facilities in the traditional market town of Bingham situated close by. Newton benefits from a large park and playground and is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln.





- Substantial Detached House
- Five Good-Sized Bedrooms
- Spacious Living Room
- Snug & Study
- Modern Fitted Kitchen With A Separate Utility Room
- Stylish Four-Piece Bathroom Suite & Two En-Suites
- Driveway & Double Garage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'5" x 14'2" (3.18m x 4.33m)

The entrance hall has amtico flooring, newly fitted carpeted stairs, a radiator, recessed spotlights, two UPVC double glazed obscure windows to the front elevation and a single composite door providing access into the accommodation

Study

7'9" x 7'10" (2.37m x 2.40m)

The study has amtico flooring, a radiator and a UPVC double glazed window to the front elevation

Snug

10'3" x 8'11" (3.13m x 2.73m)

The snug which is currently being used as a second study and has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Living Room

21'5" x 11'7" (6.55m x 3.54m)

The living room has newly fitted carpets, a feature fireplace with a decorative surround, a TV point, two radiators, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

Kitchen/Diner

16'9" x 17'0" (5.12m x 5.19m)

The kitchen/diner has a range of fitted base and wall units with oak worktops, an undermount sink and a half with a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for an American-style fridge freezer, an integrated dishwasher, a radiator, tiled splashback, amtico flooring, recessed spotlights, two Velux windows, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Utility Room

6'4" x 7'8" (1.94m x 2.34m)

The utility room has a fitted base and wall unit with oak worktops, space and plumbing for a washing machine and tumble dryer, a radiator, partially tiled walls, amtico flooring and a single composite door providing access to the rear garden

W/C

3'0" x 6'4" (0.93m x 1.94m)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, a radiator and amtico flooring

FIRST FLOOR

Landing

16'11" x 6'5" (5.18m x 1.96m)

The landing has newly fitted carpets, a radiator, a UPVC double glazed window to the front elevation and provides access to the first floor accommodation

Bedroom Two

11'9" x 13'3" (3.59m x 4.04m)

The second bedroom has carpeted flooring, a mirrored fitted wardrobe, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

6'5" x 6'0" (1.97m x 1.83m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Three

11'9" x 9'8" (3.59m x 2.95m)

The third bedroom has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

10'4" x 9'4" (3.15m x 2.85m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Five

10'4" x 7'0" (3.15m x 2.15m)

The fifth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6'3" x 11'0" (1.91m x 3.36m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a hand-held shower fixture, a radiator, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Landing

The landing has newly fitted carpets and provides access to the second floor accommodation

Bedroom One

19'1" x 20'2" max (5.82m x 6.16m max)

The main bedroom has carpeted flooring, a TV point, two radiators, two Velux windows, a UPVC double glazed window to the front elevation and access to the dressing room

Dressing Room

9'8" x 11'3" (2.96m x 3.45m)

The dressing room has carpeted flooring, an in-built storage cupboard, a range of fitted wardrobes, a radiator, a loft hatch and a UPVC double glazed window to the front elevation

En-Suite

9'9" x 9'5" (2.98m x 2.88m)

The en-suite has a low-level dual flush W/C, double vanity-style wash basins with stainless steel mixer taps, a fitted shower enclosure with a hand-held shower fixture, a panelled bath, a heated towel rail, partially tiled walls, recessed spotlights and a Velux window

OUTSIDE

Front

The front of the property is accessed by private gates and has a driveway and a double garage providing ample off-road parking and courtesy lighting. There is also an additional off-road parking space outside of the private gates

Double Garage

17'1" x 17'6" (5.22m x 5.35m)

The double garage has lighting and two security doors providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, decorative borders, a range of plants and shrubs, an outdoor tap, a summer house/home gym and panelled fencing

ADDITIONAL INFORMATION

The property is connected to the mains water supply. Water Rates: £30.

The property is connected to the mains gas supply. Gas: £90.

The property is connected to the mains electricity supply. Electric: £45.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

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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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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www.holdencopley.co.uk

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.