

# HoldenCopley

PREPARE TO BE MOVED

Oundle Drive, Wollaton, Nottinghamshire NG8 1BN

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£895,000



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## LOCATION, LOCATION, LOCATION...

Nestled on the most sought-after road in the idyllic setting of Wollaton Park, this substantial detached house epitomises luxury living for discerning families. Boasting an expansive interior and exterior, meticulously presented and adorned with tasteful decor, this residence is tailored to accommodate the needs of a growing family. Situated within close proximity to local amenities, excellent transport links, and effortless access into the City Centre, convenience is at your doorstep. Upon entering, an inviting entrance porch leads to a spacious hallway, setting the tone for the grandeur that awaits. The ground floor unfolds to reveal a plethora of living spaces, including a W/C, a generously sized living room featuring a modern fireplace, and a fitted kitchen diner complete with Granite worktops and integrated appliances. A dining room and snug offer additional areas for relaxation and entertainment, while a utility room provides practicality for everyday living. The pièce de résistance lies in the expansive family room, boasting an orangery flooded with natural light and benefiting from underfloor heating, creating an inviting sanctuary for family gatherings. Venturing upstairs, discover five double bedrooms exuding comfort and style, with ample storage space to accommodate growing needs. The master bedroom boasts a discreet walk-in closet and an ensuite, ensuring privacy and luxury for the homeowners. The first floor benefits from a wet-room and a family four-piece bathroom suite featuring an indulgent sauna, perfect for unwinding after a long day. Access to a fully insulated loft adds convenience and versatility to the home. Outside, a driveway offers ample off-road parking with access to a carport, catering to multiple vehicles. The rear garden is a haven of tranquility, featuring multiple patio areas ideal for outdoor dining and entertaining, along with an extensive lawn.

MUST BE VIEWED







- Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Family Room With Underfloor Heating
- Fitted Kitchen Diner
- Utility & W/C
- Three Bathrooms & Sauna
- Generous Sized Garden
- Ample Off-Road Parking With Car-Port
- Sought-After Location











## GROUND FLOOR

### Porch

5'4" x 6'2" (1.65m x 1.90m)

The porch has tiled flooring, and double doors providing access into the accommodation.

### Entrance Hall

11'11" x 16'4" (3.64m x 4.99m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, and coving to the ceiling.

### Living Room

15'10" x 28'10" (4.85m x 8.80m)

The living room boasts wood-framed double-glazed windows at both the front and rear, carpeted floors, ceiling coving, two ceiling roses, a TV point, two radiators, fitted base units with shelving, a captivating Limestone feature fireplace with an electric flame-effect fire, and double doors that open onto the garden.

### Dining Room

15'10" x 12'10" (4.84m x 3.93m)

The dining room features carpeted floors, ceiling coving, recessed spotlights, a ceiling rose, a radiator, and seamless access to the family room.

### Family Room

23'9" x 11'0" (7.24m x 3.36m)

This space offers tiled flooring with underfloor heating, a striking sky lantern feature, recessed spotlights, a feature fireplace with an electric flame-effect fire, full-height double-glazed windows, several single doors, and double sliding doors granting access to the garden.

### Utility Room

8'5" x 8'5" (2.57m x 2.57m)

The utility room is equipped with fitted base and wall units with a built-in fridge and freezers, complemented by worktops, an undermount sink featuring a mono mixer tap, provisions for a washing machine, a freestanding under-counter tumble-dryer, tiled flooring, a radiator, and a wood-framed double-glazed window overlooking the rear elevation.

### Snug

10'8" x 8'1" (3.26m x 2.48m)

The cosy snug features carpeted flooring, a radiator, recessed spotlights, and double bi-folding doors that open into the family room.

### Kitchen

21'4" x 12'0" (6.52m x 3.66m)

The kitchen is equipped with a selection of fitted base and wall units adorned with Granite countertops, featuring an undermount sink and a half with a waste disposal paired with a swan neck mixer tap. It also includes an integrated dishwasher, a range cooker with a gas hob, an integrated fridge, ample space for a dining table, tiled flooring, tiled splashback, ceiling coving, recessed spotlights, a radiator, wood-framed double-glazed windows on the front and side, and a single side access door.

### W/C

4'10" x 4'10" (1.48m x 1.48m)

This area features a low-level flush W/C, a sunken wash basin with integrated storage, a radiator, tiled flooring, ceiling coving, tiled splashback, recessed spotlights, and a wood-framed double-glazed window overlooking the front elevation.

## FIRST FLOOR

### Landing

9'8" x 17'8" (2.96m x 5.40m)

The landing has carpeted flooring, coving to the ceiling, access to the insulated loft, and provides access to the first floor accommodation.

### Bedroom One

14'3" x 16'0" (4.35m x 4.90m)

The primary bedroom boasts dual-aspect wood-framed double-glazed windows, carpeted flooring, ceiling coving, recessed spotlights, a radiator, direct entry to the en-suite, and discreet access to a walk-in closet complete with built-in cupboards.

### En-Suite

4'6" x 7'4" (1.39m x 2.26m)

The en-suite features a concealed dual flush W/C integrated with the vanity unit wash basin, a walk-in shower enclosure with a mains-fed shower and wall-mounted chrome fixtures, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a wood-framed double-glazed window facing the front elevation.

### Walk-In-Closet

5'11" x 8'11" (1.82m x 2.74m)

This space has carpeted flooring and recessed spotlights.

### Bedroom Two

13'11" x 16'2" (4.26m x 4.93m)

The second bedroom features a wood-framed double-glazed window overlooking the side elevation, carpeted flooring, ceiling coving, two radiators, and built-in wardrobes.

### Bedroom Three

12'0" x 15'0" (3.66m x 4.59m)

The third bedroom boasts dual-aspect wood-framed double-glazed windows, carpeted flooring, ceiling coving, a radiator, and recessed spotlights.

### Bedroom Four

12'11" x 12'0" (3.95m x 3.66m)

The fourth bedroom features a wood-framed double-glazed window facing the rear elevation, carpeted flooring, ceiling coving, a radiator, and a wall-mounted electric fireplace.

### Bedroom Five

12'1" x 10'8" (3.69m x 3.27m)

The fifth bedroom offers a wood-framed double-glazed window overlooking the front elevation, carpeted flooring, ceiling coving, a radiator, recessed spotlights, an in-built wardrobe, and a fitted desk with extra storage space.

## Wet Room

4'10" x 6'7" (1.48m x 2.03m)

This space has a low level dual flush W/C, a wash basin, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, a heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a wood-framed double-glazed window to the side elevation.

## Bathroom

11'7" x 11'10" max (3.54m x 3.63m max)

The bathroom has a concealed dual flush W/C, an extended wash basin, a double-ended Jacuzzi-style bath with wall-mounted fixtures, a wet-room style wall-mounted shower, floor to ceiling tiles, recessed spotlights, display shelves, two vertical radiators, a wood-framed double-glazed window to the rear elevation, and access into the sauna.

## Sauna

5'1" x 6'2" (1.56m x 1.90m)

The sauna is equipped with floor-to-ceiling panels, a built-in bench, and a wall-mounted light fixture.

## OUTSIDE

### Front

At the front of the property, there's a driveway providing access to both the car-port and the store / boiler room.

### Store / Boiler Room

8'6" x 8'3" (2.61m x 2.53m)

This space features a ceiling strip light, fitted base and wall units, a wall-mounted BAXI boiler, and an electric-operated roller door that opens onto the front driveway.

### Rear

At the rear of the property lies a secluded enclosed garden, boasting a patio area with a remote-controlled electric awning, courtesy lighting, assorted plants and shrubs, steps descending to a spacious lawn, a wooden arch, supplementary patio spaces, a garden shed, and fence panel boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

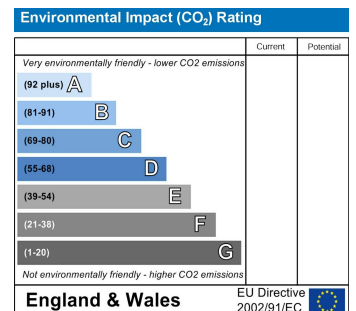
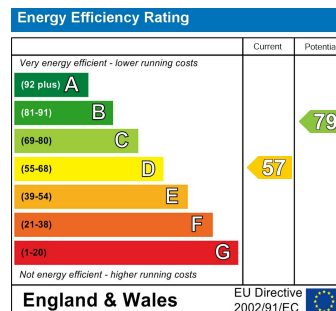
The vendor has advised the following:

Property Tenure is Freehold

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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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