

# HoldenCopley

PREPARE TO BE MOVED

Abbots Way, Wollaton, Nottinghamshire NG8 IFZ

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Guide Price £700,000 - £725,000

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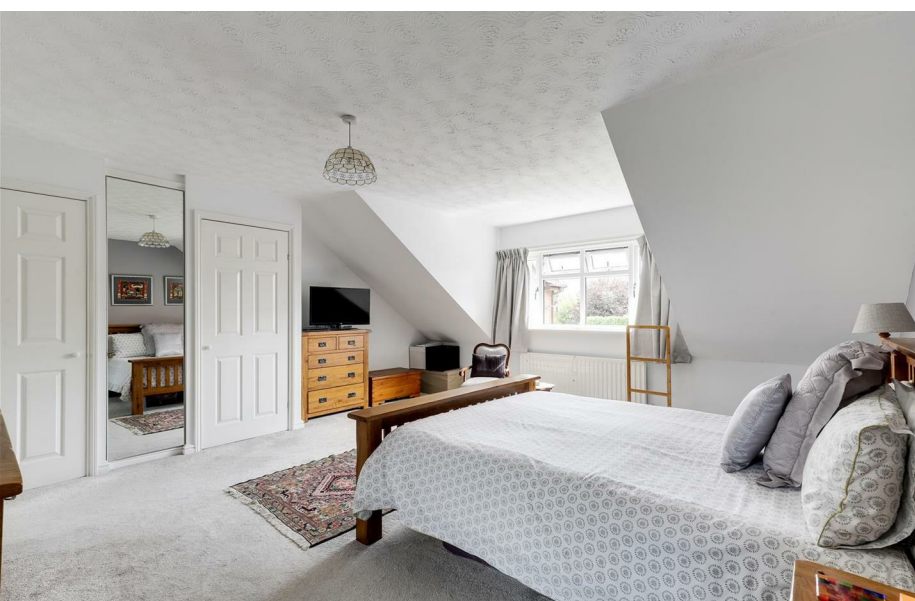
GUIDE PRICE £700,000-£725,000

LOCATION, LOCATION, LOCATION...

Nestled at the end of an exceptionally private and tranquil cul-de-sac in a highly desirable location, this exquisite five-bedroom detached house is an ideal home for a growing family. This property offers the perfect blend of luxury and practicality. It is ideally situated next to the school playing fields, with easy access to Wollaton side gate and the golf course. Additionally, it's conveniently close to local amenities like Wollaton Park, QMC, top-notch schools, and excellent commuting links. Over the years, the house has undergone significant improvements, resulting in a stunning residence. The ground floor features an inviting entrance hall with a W/C, a spacious living room, a family room, a snug, and a dining room seamlessly integrated with a modern fitted kitchen. The kitchen boasts integrated appliances and a breakfast bar, complemented by a separate utility room and access to the double garage. Upstairs, the first floor offers a generous master bedroom with an en-suite and a dressing room, along with four additional well-proportioned bedrooms and a contemporary shower suite. The exterior of the property is equally impressive, with a front driveway providing ample off-road parking for multiple cars. The rear of the house showcases a private, meticulously maintained garden with a large patio area and a substantial wooden gazebo, perfect for outdoor entertainment. This beautiful home offers a perfect blend of elegance, comfort, and convenience.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Bathroom Suites
- Well-Maintained Garden With Large Gazebo
- Driveway & Double Garage
- Quiet & Private Cul-De-Sac
- Fantastic School Catchments
- EPC Rating C





## GROUND FLOOR

### Entrance Hall

17'10" × 6'8" (5.44 × 2.05)

The entrance hall has laminate flooring, carpeted stairs with decorative wooden spindles, a radiator, coving to the ceiling, and a single composite door providing access into the accommodation.

### W/C

4'10" × 2'9" (1.49 × 0.86)

This space has a low level flush W/C, a wash basin, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

16'11" × 11'7" (5.16 × 3.55)

The living room has a UPVC double-glazed square bay window with integral blinds to the front elevation, two further UPVC double-glazed windows to the side elevation, coving to the ceiling, laminate flooring, a feature fireplace with a gas fire and modern surround, a radiator, a TV point, and double doors leading into the snug.

### Snug

12'3" × 9'2" (3.75 × 2.81)

The snug has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, coving to the ceiling, recessed spotlights, a sliding patio door leading into the family room, and open access into the dining room.

### Family Room

14'11" × 12'7" (4.56 × 3.84)

The family room has laminate flooring, a vaulted ceiling, recessed spotlights, a radiator, UPVC double-glazed panelled windows to the front elevation, UPVC double-glazed windows with integrated blinds to the side elevation, and double sliding doors opening out to the rear garden.

### Dining Room

15'3" × 8'3" (4.66 × 2.52)

The dining room has laminate flooring, coving to the ceiling, recessed spotlights, an in-built under-stair cupboard, open access into the kitchen, and double French doors opening out to the rear garden.

### Kitchen

9'8" × 9'7" (2.97 × 2.93)

The kitchen has a range of fitted base and wall units with Granite worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an integrated fridge and freezer, an integrated electric double oven, a four-ring gas hob with an extractor fan and Granite splashback, tiled flooring, a UPVC double-glazed window to the rear elevation, and open access into the utility room.

### Utility

10'4" × 6'5" (3.16 × 1.96)

The utility room has fitted units with a Granite worktop, an undermount sink with a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble-dryer, space for a freestanding fridge, a wall-mounted boiler, tiled flooring, tiled splashback, direct access into the double garage, a UPVC double-glazed obscure window to the rear elevation, and a single composite door providing access to the rear garden.

### Double Garage

16'8" × 16'7" (5.10 × 5.06)

The double garage has lighting, and two electric up and over doors opening out onto the front driveway.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access to the loft, a radiator, and provides access to the first floor accommodation.

### Master Bedroom

16'7" × 16'4" (5.07 × 4.98)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, three in-built cupboards, access into the dressing room, and access into the en-suite.

### Dressing Room

5'10" × 5'0" (1.80 × 1.53)

The dressing room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and in-built mirrored door wardrobes.

### En-Suite

9'5" × 5'10" (2.89 × 1.78)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower fixture, a panelled bath, an electrical shaving point, a radiator, tiled flooring, partially tiled walls, wall-mounted chrome towel rails, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

11'2" × 10'10" (3.42 × 3.31)

The second bedroom has a UPVC double-glazed window to the front elevation, a TV point, laminate flooring, a radiator, and in-built mirrored door wardrobes.

### Bedroom Three

11'3" × 10'7" (3.45 × 3.23)

The third bedroom has a UPVC double-glazed window to the rear elevation, a TV point, laminate flooring, a radiator, and in-built wardrobes.

### Bedroom Four

11'3" × 7'4" (3.45 × 2.24)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and two in-built cupboards.

### Bedroom Five

8'9" × 7'2" (2.69 × 2.19)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

## Shower Room

7'1" × 5'6" (2.16 × 1.69)

This space has a low level dual flush W/C, a pedestal wash basin, a corner-fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a wall-mounted electrical shaving point, a radiator, a chrome towel rail, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking for multiple cars with access into double garage, courtesy lighting, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed wrap-around garden with Sandstone patio areas, a lawn, a patio pathway, external power sockets, courtesy lighting, two garden sheds, a range of mature trees, plants and shrubs, a large wooden gazebo structure, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – CityFibre, Openreach

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

Phone Signal – Mostly 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

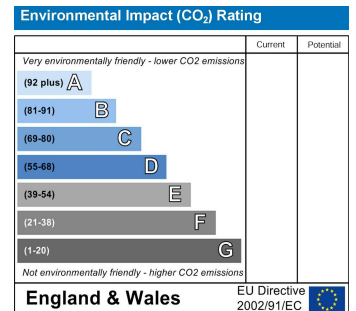
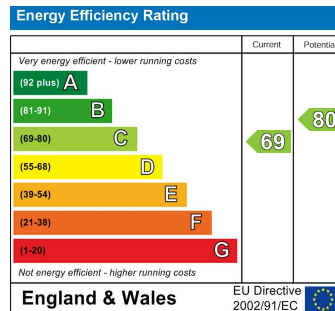
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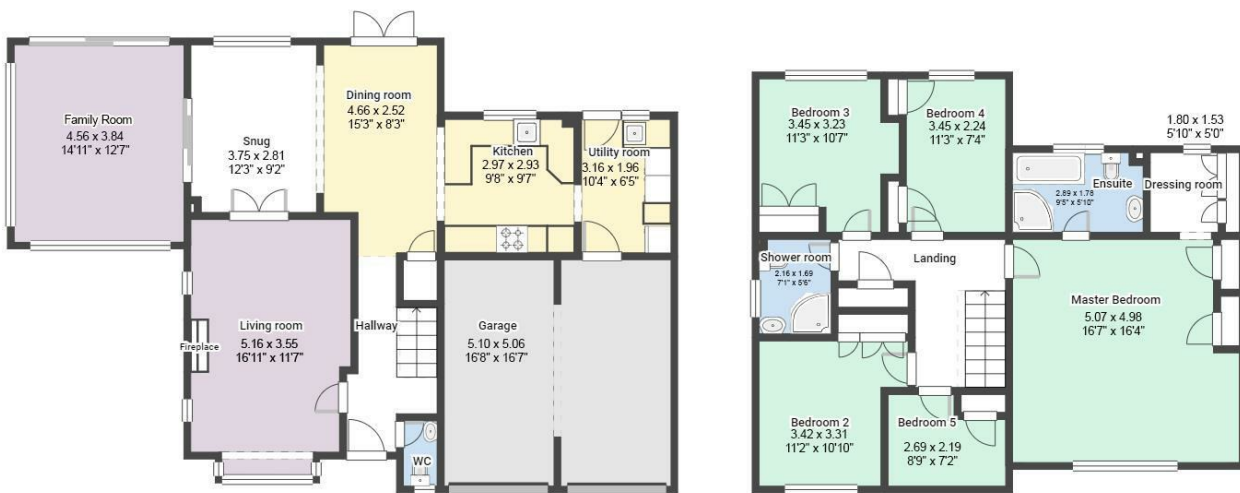
Property Tenure is Freehold

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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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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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