

# HoldenCopley

PREPARE TO BE MOVED

Leabrook Close, Clifton Village, Nottinghamshire NG11 8NW

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Guide Price £600,000

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GUIDE PRICE £600,000 TO £650,000

This stunning four-bedroom detached home is impeccably presented throughout and offers an abundance of space, making it the perfect choice for a family ready to move straight in. Situated in a prime location, the property enjoys a highly sought-after setting, just moments from a variety of local amenities, including shops, superb transport links, and great schools. Upon entering, you are greeted by an entrance hall that flows seamlessly into the ground floor. Here, you'll find a quiet study, a convenient W/C, a generously sized living room perfect for relaxing or entertaining, and an airy conservatory that floods the space with natural light. The modern fitted kitchen, equipped with contemporary finishes, sits adjacent to a formal dining room, ideal for family meals or hosting. A separate utility room adds practicality to the home, with direct access to an integral garage offering additional convenience and storage. Upstairs, the property continues to impress with four double bedrooms. The master bedroom features a luxurious en-suite, while the remaining bedrooms share a beautifully appointed four-piece family bathroom. For extra storage needs, there's easy access to a boarded loft. Outside, the home is equally captivating. The front offers a large block-paved driveway with parking for up to four vehicles. To the rear, you'll find a private, south-facing garden, designed for both relaxation and outdoor living. This space boasts two well-maintained lawns, a charming patio area with a pergola, and a pond, creating a serene backdrop for outdoor enjoyment. A decked area with a sleek glass balustrade adds a touch of elegance, while a further decked section accommodates a beautifully situated garden room, perfect for use as a home office, gym, or peaceful retreat. This exceptional property, set in a prime location, combines style, space, and convenience, offering the ultimate family home in an enviable setting.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Modern Fitted Kitchen & Utility Room
- Two Reception Rooms
- Conservatory
- Ground Floor W/C & Study
- Four Piece Bathroom Suite & En-Suite
- Integral Garage & Driveway
- Private South Facing Rear Garden With Garden Room
- Must Be Viewed





## GROUND FLOOR

### Hall

18'8" x 10'2" (5,71m x 3,10m)

The hall has laminate flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

### Study

9'1" x 7'6" (2,77m x 2,29m)

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

### W/C

5'10" x 3'9" (1,79m x 1,16m)

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

### Living Room

12'9" x 17'10" max (3,89m x 5,44m max)

The living room has a UPVC double-glazed bow window to the front elevation, laminate flooring, a gas stove with a decorative surround, a glass internal partition wall, recessed spotlights and sliding patio doors providing access into the conservatory.

### Conservatory

11'5" x 20'2" (3,48m x 6,15m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, a glass roof, tiled flooring and bi-folding doors with an electric fly screen providing access out to the garden.

### Dining Room

9'7" x 10'6" (2,92m x 3,20m)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring and a radiator.

### Kitchen

10'9" x 16'5" (3,28m x 5,00m)

The kitchen has a range of fitted base and wall units with Quartz worktops and a matching breakfast bar, a freestanding range cooker with an extractor fan, an inset stainless steel sink with draining grooves and a swan neck mixer tap, an integrated dishwasher, microwave and wine cooler, an American fridge-freezer, tiled flooring, a vertical radiator, recessed spotlights, coving, UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

### Utility Room

5'10" x 11'1" (1,78m x 3,38m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation, recessed spotlights, access into the garage and a single door providing access out to the side of the property.

### Garage

17'10" x 16'0" (5,44m x 4,88m)

The garage has lighting, power points and a roller garage door.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access to the boarded loft via a drop down ladder, recessed spotlights and provides access to the first floor accommodation.

### Master Bedroom

13'3" x 17'10" (4,04m x 5,44m)

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, two radiators, fitted wardrobes, bed side tables and over the head cupboards, a built-in wardrobe, recessed spotlights and access into the en-suite.

### En-Suite

8'4" x 7'1" (2,54m x 2,16m)

The en-suite has a low level flush W/C, a counter top wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

12'5" x 14'9" (3,78m x 4,50m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes, drawers, over the head cupboards and a desk with drawers, a built-in wardrobe and recessed spotlights.

### Bedroom Three

14'9" x 10'2" (4,50m x 3,10m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes and recessed spotlights.

### Bedroom Four

10'6" x 13'9" (3,20m x 4,19m)

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

### Bathroom

7'1" x 9'0" (2,16m x 2,74m)

The bathroom has a low level flush W/C, a wash basin with storage, a corner fitted panelled jacuzzi bath with a seat, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Garden Room

10'9" x 18'7" (3,28m x 5,66m)

The garden room has a full length window, power points, recessed spotlights and bi-folding doors providing access out to the garden.

### Front

To the front of the property is a large block paved driveway with the availability to park up to four vehicles, decorative stones and gated access to the side of the property.

### Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, two lawns, a patio with a pergola, decorative stones, various plants, mature shrubs, a pond, decking with a glass balustrade and a further decked area where the garden room is situated.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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

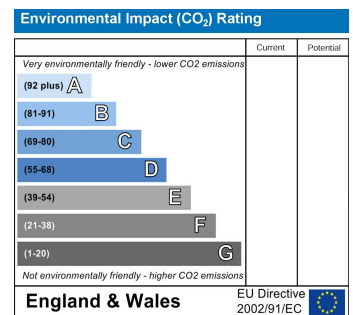
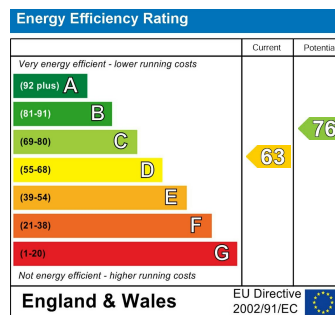
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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## 01156712555

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

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

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