

# HoldenCopley

PREPARE TO BE MOVED

Medina Drive, Tollerton, Nottinghamshire NG12 4EP

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Guide Price £700,000 - £750,000



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NO UPWARD CHAIN...

This deceptively spacious detached house offers versatile accommodation across two floors and has been thoughtfully extended and significantly upgraded over the years, including all new windows, doors, and bi-folding doors, a security alarm, and NEST cameras to the front and rear. Stylishly decorated throughout, the property boasts a range of modern fixtures and fittings, making it ready for you to drop your bags and move straight in. Upon entering, you are welcomed into an entrance hall that leads onto the living room, a standout feature carefully designed for both comfort and entertainment. The pièce de résistance is the Dolby Atmos surround sound system, with B&W ceiling speakers, HUE lighting, and a 4K Epson projector, all of which were featured in a prominent magazine for their cutting-edge home cinema setup. The equally impressive dining room features bi-folding doors opening onto the decked terrace, while double doors lead into the sitting/playroom, which also benefits from an electric 2.5m screen and a 4K Optoma projector. Completing the ground floor is a modern fitted kitchen equipped with a range of appliances and a breakfast bar, a stylish bathroom with utility space, and two double bedrooms. Upstairs, the master bedroom serves as a luxurious retreat, featuring a walk-in closet and an en-suite. There are two additional generously sized bedrooms, ideal for family members or guests. The modern family bathroom offers a double-ended bath with a TV, a walk-in shower, and a range of contemporary fittings. Outside, the front of the property boasts a large tarmac driveway leading to a double garage, providing ample off-road parking. To the rear, an elevated decked terrace offers breathtaking panoramic views of open fields, while steps lead down to a private enclosed garden. The sheltered sandstone patio area is perfect for seating and relaxing, and the hot tub (available by negotiation) adds a touch of luxury.







- Substantial Detached House
- Five Generously-Sized Bedrooms
- Fully Equipped Modern Kitchen With Appliances
- Various Living & Dining Spaces
- Dolby Atmos Surround Sound System With HUE Lighting
- Three Modern Bathroom Suites
- Elevated Decked Terraced Balcony With Stunning Open Field Views
- Private Enclosed Garden With Sheltered Patio Area
- Double Garage & Large Tarmac Driveway
- Sought-After Village Location











LOCATION

Situated in the desirable village of Tollerton, this property benefits from a peaceful, rural setting with excellent transport links. Local amenities, including shops, schools, and parks, are just a short distance away, offering convenience for family living. With easy access to the A52 and M1, the property is also within reach of Nottingham City Centre, making it ideal for commuters. The surrounding countryside offers plenty of opportunities for scenic walks and outdoor activities, making this an ideal location for those seeking a blend of tranquility and accessibility.

GROUND FLOOR

Entrance Hall

5'10" x 12'7" (1,80m x 3,86m)

The entrance hall features wooden flooring, carpeted stairs with decorative wooden spindles, wall-mounted coat hooks, a security alarm panel, recessed spotlights, and a single composite door flanked by grey UPVC double-glazed obscure windows.

Living Room

18'8" x 11'9" (5,69m x 3,59m)

The living room features carpeted flooring, two radiators, a TV point, and a full Dolby Atmos surround sound system with HUE lighting, including strip lighting and recessed spotlights. It boasts B&W ceiling speakers, a 4K Epson projector, and an electric 3.5m Sapphire projector screen. A grey UPVC double-glazed window to the front elevation and double doors lead into the dining room.

Dining Room

20'8" x 10'9" max (6,30m x 3,28m max)

The dining room features wooden flooring, recessed spotlights, two radiators, and a Velux window. It offers open access to the kitchen, double doors leading to the sitting/playroom, and a bi-folding door that opens onto a decked terrace balcony.

Inner Hall

The inner hall has a grey UPVC double-glazed window to the rear elevation, recessed spotlights, Karndean flooring, and a composite door providing access to the garden.

Kitchen

16'5" x 9'10" (5,01m x 3,01m)

The kitchen features a range of fitted base and wall units with hybrid worktops, a fitted breakfast bar, and a composite sink with a swan neck mixer tap and drainer. It includes an integrated oven with a halogen hob and angled extractor fan, a freestanding under-counter fridge and freezer, a wine fridge, and a dishwasher. Additional features include a tiled splashback, Karndean flooring, recessed spotlights, grey UPVC double-glazed windows to the front and rear elevations, and a single composite door providing access to the front driveway.

Sitting Room / Playroom

10'8" x 25'10" (3,27m x 7,89m)

This versatile sitting room features wooden flooring, recessed spotlights, and a partially vaulted ceiling with a Velux window. It includes an electric 2.5m screen with a 4K Optoma projector, fitted cupboards, a grey UPVC double-glazed window to the side elevation, and double doors leading out onto the decking.

Utility Bathroom

7'3" x 8'11" (2,22m x 2,73m)

The bathroom features a low-level dual flush WC, a wall-hung wash basin, and a walk-in double shower enclosure with an overhead rainfall and handheld shower. It includes wall-mounted chrome fixtures, a fitted worktop with a freestanding washing machine, a chrome heated towel rail, tiled flooring, a fully tiled wall with a split-face tile feature, recessed spotlights, and a grey UPVC double-glazed obscure window to the side elevation.

Bedroom Four

14'11" x 11'11" (4,55m x 3,64m)

The fourth bedroom features a grey UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point. It also benefits from a range of in-built furniture, including wardrobes and overhead storage cupboards.

Bedroom Five

9'3" x 10'5" (2,84m x 3,18m)

The fifth bedroom features a grey UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built wardrobe.

FIRST FLOOR

Landing

11'8" x 5'10" (3,58m x 1,79m)

The landing has carpeted flooring, recessed spotlights, and provides access to the first floor accommodation.

Bedroom One

12'2" x 15'8" (3,71m x 4,80m)

The main bedroom features a grey UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and a TV point. It also benefits from fitted storage cupboards, access to a discreet walk-in closet, and a private en-suite.

En-Suite

6'11" x 5'10" (2,13m x 1,80m)

The en-suite features a low-level dual flush WC, a countertop wash basin, and a walk-in shower enclosure with an overhead rainfall tower shower. It includes partially tiled walls, tiled flooring, recessed spotlights, a chrome heated towel rail, an extractor fan, and a grey UPVC double-glazed window to the side elevation.

Bedroom Two

11'11" x 25'3" max (3,64m x 7,70m max)

The second bedroom features carpeted flooring, a vaulted ceiling, recessed spotlights, and a TV point. It also includes a radiator, a Velux window, and two grey UPVC double-glazed windows to the front and rear elevations.

Bedroom Three

12'3" x 8'8" (3,74m x 2,65m)

The third bedroom features a grey UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, access to the loft, and fitted wall-to-wall wardrobes.

Bathroom

6'8" x 8'10" (2,05m x 2,70m)

The bathroom features a low-level flush WC, a vanity unit wash basin with fitted storage, and a double-ended panelled bath with central taps and a wall-mounted TV. It also includes a walk-in shower enclosure with an overhead twin rainfall shower, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a grey UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property, there is a large tarmac driveway providing access to the double garage, a decorative pebbled area, and courtesy lighting.

Rear

To the rear of the property, there is an elevated decked terraced balcony with external lighting, featuring a glass-panelled and chrome balustrade that offers fantastic open field views. Steps lead down to the private enclosed garden, which includes a sheltered sandstone patio area for seating and a hot tub (the 6-seater hot tub is to be negotiated), a TV point, recessed spotlights, a large lawn, a variety of plants and shrubs, a pond, and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Superfast available - 264 Mbps (download) 40 Mbps (upload)
- Phone Signal – Good 4G coverage
- 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+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

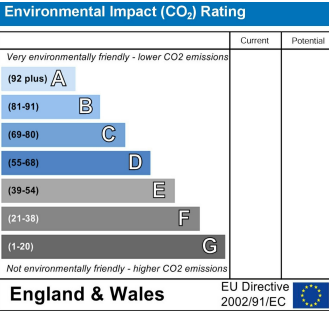
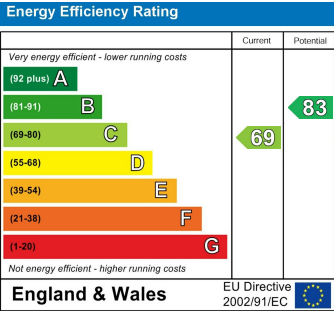
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

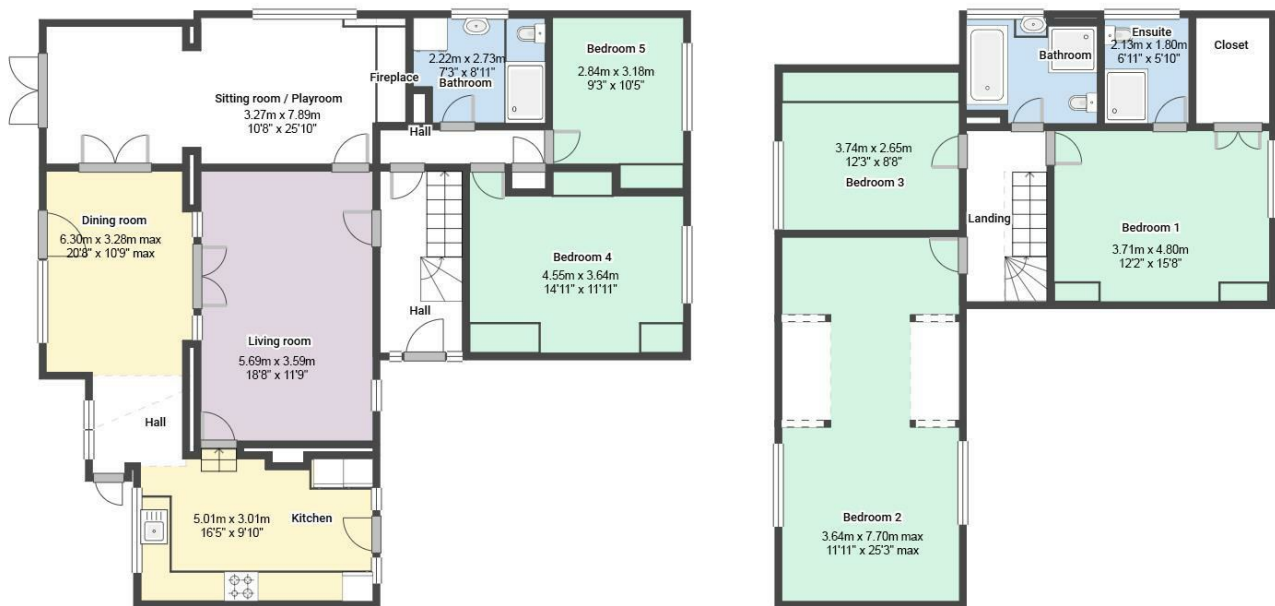
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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