

HoldenCopley

PREPARE TO BE MOVED

The Leys, Normanton-on-the-Wolds, Nottinghamshire NG12 5NU

Guide Price £850,000

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GUIDE PRICE £850,000 - £900,000

SOUGHT-AFTER LOCATION...

This substantial detached bungalow occupies a truly expansive plot, offering spacious accommodation both inside and out, making it an ideal home for a family seeking single-storey living. Located within the sought-after 'The Leys', the property enjoys a convenient position with easy access to Nottingham City Centre and direct routes to the A46 Fosse Way, linking Newark, Lincoln to the north, and Leicester via the M1 to the south. Properties within this cul-de-sac are a rarity to the market, as this is a very highly regarded location, known for its accessibility, tranquility, and the strong sense of community among its residents. Internally, the bungalow boasts a welcoming entrance hall, a dining area that flows seamlessly into a large living room featuring a rustic fireplace as its focal point, and a conservatory that floods the space with natural light. The fitted kitchen, accompanied by a separate utility room, offers plenty of storage and preparation space, while an office space provides flexibility for home working or additional uses. The ground floor is complete with a generous master bedroom, complete with fitted wardrobes and an en-suite, as well as three further versatile bedrooms and two well-appointed bathrooms. Externally, the property features a well-maintained front lawn and a tandem driveway that provides ample off-road parking, leading to the double garage. To the rear, a private and expansive garden awaits, with a beautifully tended lawn offering an abundance of space for outdoor activities and relaxation. This bungalow presents a fantastic opportunity for those seeking a move-in-ready home in a sought-after location.

MUST BE VIEWED





- Substantial Detached Bungalow
- Four Double Bedrooms
- Large L-Shaped Living & Dining Room
- Separate Office Space
- Fitted Kitchen With Separate Utility
- Three Bathrooms
- Conservatory
- Tandem Driveway With Double Garage
- Fantastic-Sized Garden
- Sought-After Location





ACCOMMODATION

Entrance Hall

13'11" x 5'2" (4.25m x 1.60m)

The entrance hall has carpeted flooring with a recessed entrance mat, coving to the ceiling, a radiator, and UPVC double-glazed obscure windows flanking a single composite door.

Dining Area

11'11" x 10'11" (3.64m x 3.33m)

The dining area has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, an exposed brick pillar, and open plan to the living room.

Living Room

24'1" x 13'5" (7.36m x 4.09m)

The living room features a UPVC double-glazed front window, carpeted flooring, ceiling coving, a radiator, and a TV point. A striking exposed brick wall houses a recessed black metal firebox with decorative logs, a wooden beam mantel, and a tiled hearth. A sliding patio door leads into the conservatory.

Conservatory

14'3" x 9'10" (4.36m x 3.00m)

The conservatory features tiled flooring, a range of UPVC double-glazed windows to the side and rear, and double French doors leading out to the garden.

Office

11'11" x 7'10" (3.64m x 2.41m)

The office features carpeted flooring, exposed brick walls, a wood-paneled ceiling with spotlights, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom One

15'8" x 12'8" (4.78m x 3.87m)

The primary bedroom features UPVC double-glazed windows to the side and rear, carpeted flooring, three radiators, fitted wall-to-wall wardrobes, a loft hatch, and access to the ensuite.

En-Suite

11'1" x 7'8" (3.64m x 2.36m)

The en-suite features a low-level dual flush WC, a sunken wash basin with fitted storage, a double walk-in shower enclosure with twin rainfall showers, tiled and waterproof splashbacks, wood-effect flooring, recessed spotlights, and a heated towel rail. It also includes a half-arched obscure double-glazed window to the front and a UPVC obscure double-glazed window to the side elevation.

Kitchen

11'8" x 11'6" (3.58m x 3.51m)

The kitchen features a range of fitted base and wall units with worktops and a breakfast bar, a sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan and splashback, and space and plumbing for a dishwasher. Additional highlights include recessed spotlights, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

9'9" x 6'4" (2.98m x 1.95m)

The utility room features fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine and tumble dryer, and space for a tall fridge. Additional features include recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Inner hall

14'10" max x 8'5" (4.54m max x 2.58m)

The inner hall has carpeted flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Shower Room

8'10" x 7'3" (2.70m x 2.23m)

The shower room features a low-level flush WC combined with a sunken wash basin and fitted storage, a walk-in double shower enclosure with twin rainfall showers, tiled and waterproof splashbacks, wood-effect flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

11'10" x 11'5" (3.62m x 3.48m)

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

Sitting Room/Bedroom Four

11'11" x 11'5" (3.65m x 3.48m)

This flexible room, suitable as either a bedroom or sitting room, offers a UPVC double-glazed window to the side, carpeted flooring, and a radiator.

Bathroom

8'2" x 5'3" (2.51m x 1.62m)

The bathroom includes a low-level dual flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, wood-effect flooring, fully tiled walls, a heated towel rail, and recessed spotlights.

Bedroom Two

14'10" x 11'10" (4.54m x 3.63m)

The second bedroom features a UPVC double-glazed window to the front, carpeted flooring, a radiator, and a range of fitted furniture, including wardrobes with overhead storage and a dressing table.

OUTSIDE

Front

To the front, you'll find a large lawn, a tandem driveway with access to the double garage, a range of plants, a gravelled area, and a storm porch leading up to the front door.

Garage

18'2" x 18'1" (5.55m x 5.52m)

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

Rear

To the rear of the property is a spacious garden featuring a wrap-around patio, a large lawn, courtesy lighting, several trees and plants, access to the garage, an outdoor tap, an external power socket, and hedged borders.

ADDITIONAL INFORMATION

Broadband Networks - Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 - Low for surface water / very low risk for rivers & sea
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No
Any covenants affecting the property? Yes, an annual charge for the maintenance and upkeep of the green

DISCLAIMER

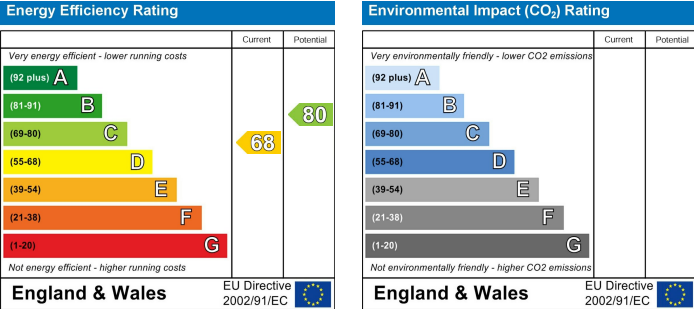
Council Tax Band Rating - Rushcliffe Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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