

HoldenCopley

PREPARE TO BE MOVED

Hamilton Drive, The Park, Nottinghamshire NG7 1DF

£795,000

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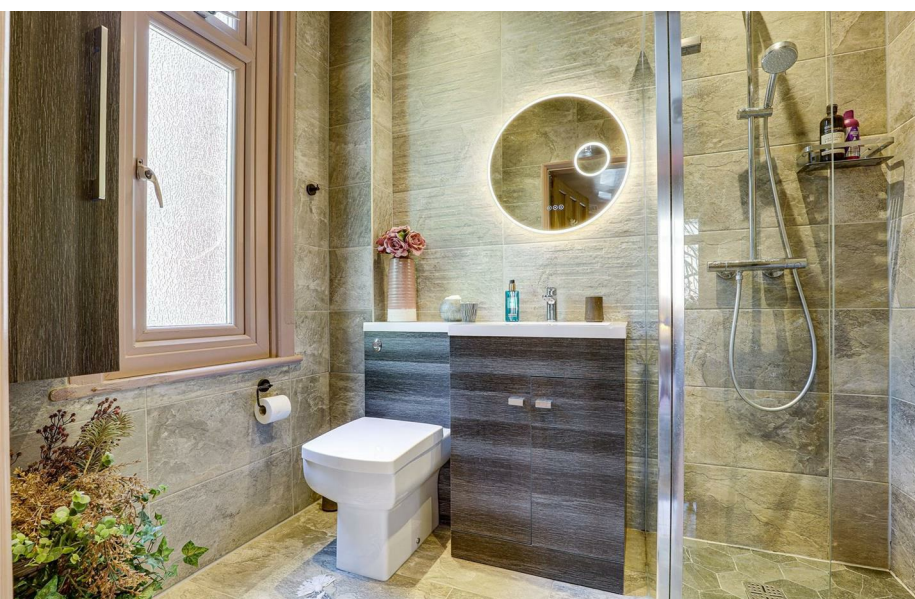


PREPARE TO BE IMPRESSED...

This substantial five-bedroom semi-detached house, built in 1896, offers an impressive blend of new and original features, showcasing the perfect balance of character and modern comfort. With underfloor and NEST heating, sliding sash double-glazed windows, original wooden flooring, and high ceilings, this home exudes charm and elegance throughout. Spanning across four floors, the property provides spacious accommodation ideal for a growing family. Located in the prestigious The Park conservation area, offering a unique blend of historical charm and modern convenience. Known for its stunning architecture, tree-lined streets, and tranquil atmosphere, it provides a peaceful yet vibrant setting. Residents enjoy proximity to local amenities, excellent schools, and easy access to transport links and the City Centre. The ground floor comprises a welcoming entrance hall, two large reception rooms, a WC, and a well-appointed kitchen featuring a range of stylish units, integrated appliances, and a central breakfast bar island. Additionally, there is also access to a substantial basement level, which includes a large study, games room, and ample storage space. On the first floor, you'll find three double bedrooms, with the master benefiting from an en-suite, while the other two are served by a spacious four-piece family bathroom. The second floor offers two further double bedrooms, complemented by a stylish shower suite. Outside, the property is equally impressive, with a driveway to the front providing parking for two cars. To the rear, there's a low-maintenance patio courtyard, complete with a decking area, perfect for outdoor relaxation.

MUST BE VIEWED





- Semi-Detached Period Property
- Five Double Bedrooms
- Two Large Reception Rooms
- Stylish Fitted Breakfast Kitchen Diner
- Underfloor Heating & NEST Thermostat System
- Substantial Basement With Study, Games Room & Ample Storage
- Three Modern Bathrooms
- Low Maintenance Courtyard
- Driveway For Two Cars
- The Park Conservation Area





GROUND FLOOR

Entrance Hall

26'2" x 14'2" max (7.98m x 4.32m max)

The L-shaped entrance hall features tiled flooring, ceiling coving, a ceiling rose, a column radiator, and a wooden staircase with a carpet runner. It also includes access to the cellar, obscure side windows, and a single wooden door leading into the accommodation.

Living Room

18'11" x 14'2" (5.79m x 4.32m)

The living room boasts a double-glazed bay window at the front, an additional side window, and wooden floorboards. It features a striking fireplace with a Granite hearth, and a black panel surround. Decorative details include ceiling coving, a ceiling rose, and a picture rail, while a TV point and radiator add practicality.

Sitting Room

13'8" x 15'5" (4.17m x 4.70m)

The sitting room features two double-glazed sliding sash windows on the side, wooden floorboards, and elegant detailing with ceiling coving, a ceiling rose, and a picture rail. A sandstone feature fireplace with a slate hearth serving as a focal point, while a TV point and radiator provide modern convenience.

WC

8'2" x 4'5" (2.51m x 1.35m)

This space includes a low-level dual flush WC, a sunken corian vanity unit and wash basin with fitted storage beneath, and a column radiator with a chrome towel rail. It also features tiled flooring and a double-glazed obscure sliding sash window on the side elevation.

Kitchen

18'2" x 13'6" (5.56m x 4.12m)

The kitchen showcases fitted shaker-style base and wall units with Minerva Calcutta White solid worktops, a matching splashback, and a feature breakfast bar island. It includes an undermount sink and a half with a Franke hot water tap and draining grooves. High-end integrated appliances comprise a double oven, microwave, warming drawer, induction hob with an in-ceiling panel extractor, large fridge and freezer, wine chiller, and dishwasher. Additional features include recessed spotlights, a radiator, Karndean flooring with underfloor heating, two double-glazed sliding sash windows to the side, and a large sliding patio door leading to the rear garden.

BASEMENT LEVEL

Hall

6'5" x 26'1" max (1.96m x 7.97m max)

The hall provides access to the lower level accommodation.

Games Room

17'9" x 13'7" (5.42m x 4.15m)

The games room features wood-effect flooring, an exposed ceiling beam, and a wall-mounted electric heater. Additional elements include an extractor fan and wall-mounted shelves for added functionality.

Store Room

5'6" x 8'9" (1.69m x 2.68m)

This space has lighting.

Study

15'3" x 13'7" (4.65m x 4.15m)

The study features carpeted flooring, an extractor fan, a wall-mounted electric storage heater, and a window for natural light.

Store Room Two

8'4" x 4'7" (2.56m x 1.40m)

This space has lighting.

Storage Room Three

11'10" x 15'3" (3.63m x 4.65m)

This space has lighting and a single door providing access outdoors.

FIRST FLOOR

Landing

32'3" x 6'9" (9.83m x 2.08m)

The landing has carpeted flooring, coving to the ceiling, an in-built storage cupboard housing the water tank and has shelving and lighting, a loft hatch, and provides access to the first floor accommodation.

Bedroom One

14'3" x 18'10" (4.35m x 5.76m)

The first bedroom boasts a double-glazed bay window to the front, wooden floorboards, and decorative coving with a ceiling rose. It includes two fitted triple wardrobes, an original open fireplace, a vertical radiator, and access to the en-suite.

En-Suite

5'4" x 7'3" (1.63m x 2.23m)

The en-suite features a concealed flush WC combined with a vanity unit wash basin and fitted storage, along with a circular LED mirror with touch-sensor. It includes a walk-in shower enclosure with an overhead twin rainfall shower, tiled flooring with underfloor heating, and fully tiled walls. Additional details include a heated towel rail, recessed spotlights, and a double-glazed obscure window to the side elevation.

Bedroom Two

15'2" x 13'4" (4.64m x 4.08m)

The second bedroom features two double-glazed sliding sash windows to the side, wooden floorboards, and decorative coving with a ceiling rose. It also includes a radiator and a vanity unit wash basin with fitted storage underneath.

Bedroom Three

14'2" x 15'2" (4.34m x 4.64m)

The third bedroom features a double-glazed window to the side elevation, carpeted flooring, a radiator, and fitted furniture including wardrobes, a single cupboard and storage shelves.

Bathroom

8'1" x 10'1" (2.47m x 3.09m)

The bathroom includes a low-level dual flush WC, a pedestal wash basin, and a double-ended panelled bathtub

with central taps. It also features a shower enclosure with an overhead twin rainfall shower, tiled waterproof splashback, and tiled flooring. Additional elements include a heated towel rail, recessed spotlights, an extractor fan, and two double-glazed obscure sliding sash windows to the side elevation.

SECOND FLOOR

Upper Landing

6'10" x 21'3" (2.09m x 6.49m)

The upper landing has a double-glazed window to the rear elevation, carpeted flooring, a loft hatch, and provides access to the second floor accommodation.

Bedroom Four

16'5" x 13'5" (5.01m x 4.10m)

The fourth bedroom has a double-glazed window to the front elevation, wooden floorboards, a radiator, and a fitted storage unit featuring a triple wardrobe, drawers and display shelves.

Bedroom Five

12'4" x 12'10" (3.77m x 3.92m)

The fifth bedroom has two double-glazed windows to the side elevation, wooden floorboards, and a radiator.

Shower Room

7'5" x 5'3" (2.28m x 1.62m)

The shower room features a low-level dual flush WC, a vanity unit wash basin with fitted storage underneath, and a walk-in shower enclosure with an overhead twin rainfall shower. It also includes a heated towel rail, floor-to-ceiling tiles, underfloor heating, a wall-mounted mirror with touch-sensor and LED lighting, and an extractor fan.

OUTSIDE

Front

At the front of the property, there is a block-paved driveway providing parking space for two cars.

Rear

At the rear of the property, you'll find a low-maintenance courtyard with paved patio, a decking area, daylight-related timer for external lighting, and a variety of plants, trees, and shrubs. Additional features include an external power point, an outdoor tap, brick-walled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal - Good 4G / 5G 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 - Within The Park Conservation Area - and pays an annual service charge of £738.72

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

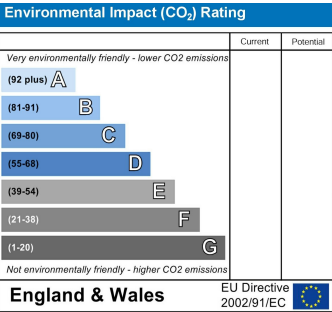
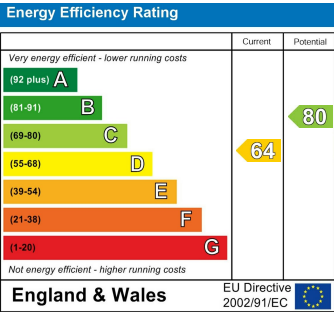
The vendor has advised the following:

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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