

# HoldenCopley

PREPARE TO BE MOVED

Holly Avenue, Wilford, Nottinghamshire NG11 7AF

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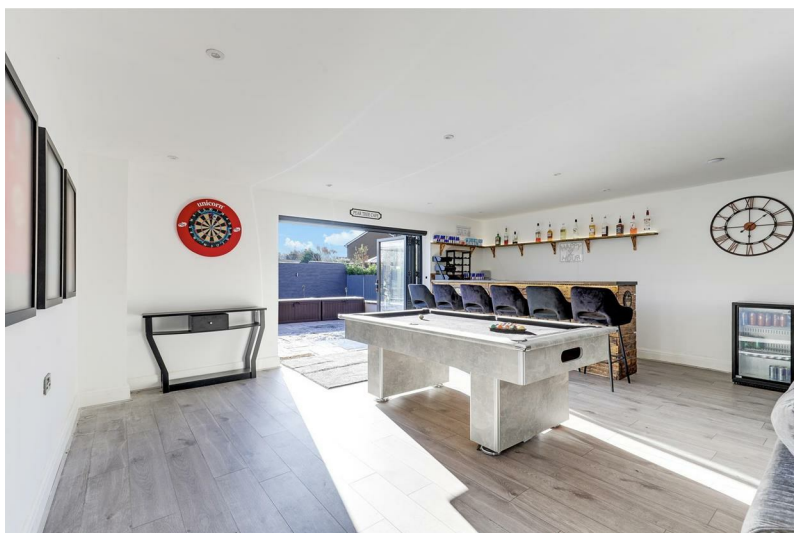
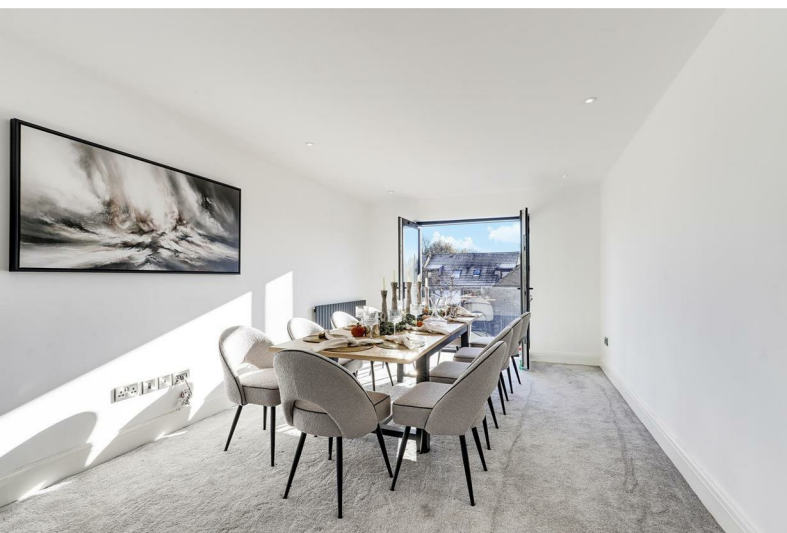
£775,000

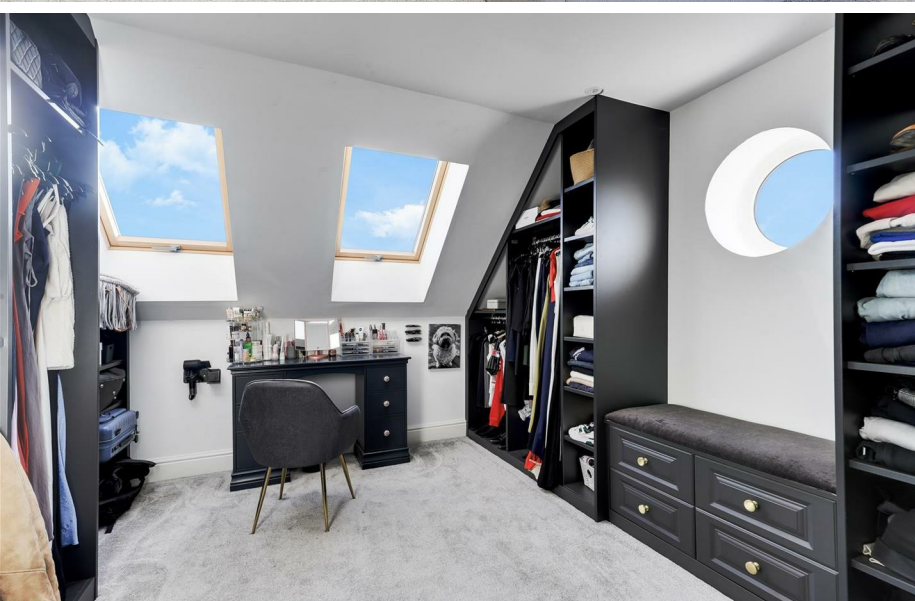
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## PREPARE TO BE IMPRESSED...

This stunning detached family home has been thoughtfully designed and meticulously built to the highest standards, delivering an exceptional blend of luxury, spaciousness, and practicality across three floors. As you step through the front door, you are greeted by an entrance hall that sets the tone for the rest of the home. The ground floor offers a thoughtfully laid-out space, including a convenient W/C and a large games room that features a built-in bar. Opposite the games room is the gym, a versatile space that could be transformed into a home office, a cozy cinema room, a playroom, or any other space to suit your lifestyle. The first floor of the home is designed for family living and entertaining. A spacious dining room, opens onto a Juliet-style balcony. The open-plan kitchen and lounge area is truly the heart of the home, featuring a range of modern, high-quality fitted units and premium integrated appliances. The living space also has a sliding patio door leading to another Juliet balcony. Completing this floor is a practical utility room, and a luxurious master bedroom, further enhanced by the addition of a sleek en-suite bathroom. On the second floor, the property continues to impress with three additional double bedrooms, each offering ample space. The second bedroom boasts a en-suite bathroom, while the other bedrooms are serviced by a modern family bathroom. Externally, the property is as equally impressive. To the front, a gated driveway provides ample off-road parking and leads to an integral double garage, offering both convenience and secure storage. At the rear is a private south-facing garden that boasts a patio area with a pergola featuring a louvred roof, adjustable sides, LED lighting, and a patio heater for year-round comfort. The space is further enhanced by a beautifully maintained lawn and two decorative stone features, creating a tranquil and inviting atmosphere.





- Detached Family Home
- Four Double Bedrooms
- Stylish Open Plan Kitchen Area
- High End Integrated Appliances
- Three Spacious Reception Rooms
- High Specification Throughout
- Three Modern Bathroom Suites
- Ample Off Road Parking & Integral Double Garage
- Private South-Facing Rear Garden
- Desirable Location





LOCATION

Wilford is a highly sought-after village located in the southern part of Nottingham, offering a peaceful yet convenient setting. The area is renowned for its proximity to top-rated schools, making it an ideal choice for families. Residents also enjoy excellent transport links, with easy access to Nottingham city center and surrounding areas, ensuring both quiet village life and urban connectivity. The combination of its picturesque surroundings, strong community feel, and accessibility to local amenities and transport makes Wilford a highly desirable location.

GROUND FLOOR

Entrance Hall

24’3" × 5’11" (7.4l × 1.8l)

The entrance hall has tiled flooring, recessed spotlights, a wall mounted security alarm panel, carpeted stairs, double glazed panel windows and a composite front door providing access into the accommodation.

W/C

5’8" × 2’4" (1.74 × 0.72)

This space has a concealed dual flush W/C, a wall mounted wash basin, a heated towel rail, tiled flooring, fully tiled walls, an extractor fan and a recessed spotlight.

Games Room

24’3" × 20’1" (7.4l × 6.13)

The games room has recessed spotlights, a decorative bar area, double glazed panel windows to the rear elevation and double doors opening out to the rear patio.

Gym

24’3" × 11’3" (7.4l × 3.43)

This room has double glazed windows to the front elevation, recessed spotlights and double doors opening out to the rear patio.

FIRST FLOOR

Landing

24’3" × 5’11" (7.4l × 1.8l)

The landing has carpeted flooring, recessed spotlights, a vertical radiator, a floor to ceiling double glazed window to the front elevation and provides access to the first floor accommodation.

Dining Room

24’2" × 11’3" (7.39m × 3.43m)

The dining room has a double glazed window to the front elevation, carpeted flooring, recessed spotlights, a TV point, two radiators and double doors opening out to a Juliet style balcony.

Kitchen/Lounge

24’2" × 20’2" (7.39m × 6.15m)

The kitchen/lounge has a range of fitted base and wall units with marble worktops and a feature breakfast bar island, an inverted sink and a half with a swan neck mixer tap, an instant hot water tap, an integrated NEFF double oven, an electric induction hob with an extractor fan, an integrated NEFF microwave, an integrated dishwasher, an integrated fridge and freezer, an integrated NEFF coffee machine, an integrated AEF wine cooler, feature pendant lights, recessed spotlights, tiled flooring and open plan to a dining / living area, which has carpeted flooring, recessed spotlights, a TV point, a radiator, a full height double glazed window to the rear elevation and a sliding patio door opening out to a second Juliet balcony.

Utility Room

5’10" × 4’1" (1.78 × 1.25)

The utility room has a fitted base unit with marble worktops, tiled flooring, recessed spotlights and a double glazed window to the side elevation.

Hall

The hall has carpeted flooring, recessed spotlights and a double glazed window to the side elevation.

Master Bedroom

18’4" × 10’9" (5.6l × 3.28)

The master bedroom has two double glazed windows to the side elevation, carpeted flooring, recessed spotlights, a radiator and direct access into the en-suite.

En-Suite

8’7" × 3’10" (2.62m × 1.17m)

This en-suite has a concealed dual flush W/C, a countertop wash basin with a mono mixer tap, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, recessed spotlights and an extractor fan.

SECOND FLOOR

Landing

The upper landing has carpeted flooring, two Velux windows, a radiator, recessed spotlights and provides access to the second floor accommodation.

Bedroom Two

14’11" × 11’3" (4.55m × 3.43m)

The second bedroom has four Velux windows, a circular window to the side elevation, carpeted flooring, recessed spotlights and eaves storage.

Hall

12’1" × 6’1" (3.69 × 1.87)

The hall has carpeted flooring and recessed spotlights.

Bathroom

9’1" × 8’2" (2.77m × 2.49m)

The bathroom has a concealed dual flush W/C, double countertop wash basins with mono mixer taps, a bath with a floor-standing swan neck mixer tap, a heated towel rail, floor to ceiling tiles, recessed spotlights, an extractor fan and a Velux window.

Bedroom Three

14’11" × 8’5" (4.55m × 2.59m)

The third bedroom has two Velux windows, a circular window to the side elevation, recessed spotlights, carpeted flooring and a radiator.

Bedroom Four

20’9" × 10’11" (max) (6.35m × 3.33m (max))

The fourth bedroom has two Velux windows, recessed spotlights, a radiator, carpeted flooring, eaves storage and access into an en-suite.

En-Suite

8’0" × 4’7" (2.44m × 1.42m)

The en-suite has a concealed dual flush W/C, a wash basin, a walk-in shower with a wall mounted electric shower fixture, a heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan and a Velux window.

OUTSIDE

Front

To the front of the property is a gated block paved driveway providing ample off road parking for multiple vehicles, courtesy lighting, access into the integral double garage and double gates providing rear access.

Double Garage

16’7" × 18’8" (5.08m × 5.69m)

The double garage has an electric up and over door

Rear

To the rear of the property is a private enclosed south-facing garden with a fence panelled boundary, a patio area with a pergola that features a louvred roof, drop sides, LED lighting and a patio heater, courtesy lighting, a TV point, steps that lead to a well-maintained lawn, raised planters filled with decorative stones and palm trees and two decorative stone areas.

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 - Superfast - 73 Mbps (Highest available download speed) 18 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 –
- Any Legal Restrictions –
- Other Material Issues -

DISCLAIMER

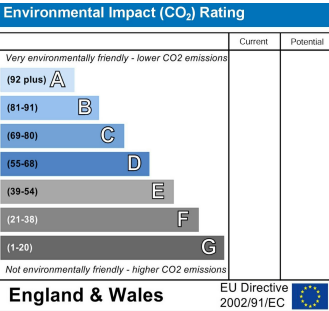
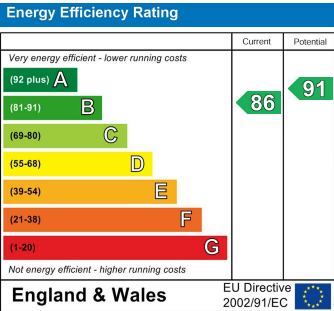
Council Tax Band Rating - Nottingham City Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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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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