

HoldenCopley

PREPARE TO BE MOVED

Old Melton Road, Normanton on the Wolds, Nottinghamshire NG12

Guide Price £750,000 - £800,000

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SPASIOUS FAMILY HOME...

Situated in a peaceful village location, this charming detached property enjoys a spacious plot with beautifully maintained gardens and delightful views over open fields, offering the perfect blend of rural tranquility and practical living. To the front, a well-tended garden welcomes you with a manicured lawn, thoughtfully arranged planted beds showcasing a variety of established shrubs, bushes, trees, and plants. Mature trees and neatly trimmed hedging define the boundaries. The block-paved driveway offers ample parking space for several vehicles and leads to two garages, a workshop, and convenient access to the rear garden. Step inside to a welcoming hallway granting access to both the dining room and living room, each featuring charming fireplaces that create warm and inviting atmospheres. The dining room flows seamlessly into the fitted kitchen, which benefits from an adjacent pantry for additional storage. A bright sunroom overlooks the rear garden and connects to the utility room and ground floor WC. Upstairs, you'll find three generous double bedrooms, all equipped with fitted wardrobes, alongside a well-appointed three-piece bathroom suite. The fully enclosed rear garden is a true highlight of the property, designed with security lighting to ensure peace of mind. Enjoy entertaining in the paved patio area or the dedicated barbecue zone, ideal for al fresco dining and social gatherings. A handy garden shed provides extra storage, while the mature shrubs, trees, and plants throughout create a peaceful, private environment. The garden is bordered by a mix of trees and hedging, framing picturesque views across open fields and enhancing the rural charm.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Sunroom
- Three-Piece Bathroom Suite
- Enclosed Gardens
- Garages & Driveway For Several Vehicles
- Sought After Location





GROUND FLOOR

Halway

9’3" x 3’11" (2.82m x 1.20m)

The hallway has two windows on the front elevation, a radiator, and a single door providing access to the accommodation.

Dining Room

13’11" x 13’11" (4.26m x 4.26m)

The dining room has two windows on the front and side elevations, a radiator, a feature fireplace, coving to the ceiling, and carpeted flooring.

Living Room

12’10" x 15’9" (3.93m x 4.82m)

The living room has two windows on the side and front elevations, a decorative feature fireplace, a TV point, a radiator, ceiling coving, and carpeted flooring.

Kitchen

17’4" x 9’4" (5.29 x 2.85)

The kitchen has a range of fitted base and wall units with granite worktops and a breakfast/coffee bar, a Belfast sink with a swan neck tap and integrated drainer grooves, an Aga cooker, tiled splashback and flooring, a window to the rear elevation, a door leading to the sunroom, and access to the pantry

Pantry

5’5" x 5’2" (1.66m x 1.59m)

The pantry has two rear-facing windows, space for a fridge freezer, shelving, a worktop, floor-to-ceiling tiling, and tiled flooring.

Sunroom

5’6" x 14’11" (1.69m x 4.55m)

"The sunroom has tiled flooring, a radiator, a window surround, a single door leading to the rear garden, and access to the W/C

W/C

7’1" x 5’7" (2.16m x 1.72m)

This space has a window to the rear elevation, a low-level flush W/C, a vanity-style wash basin with a tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, a radiator, and vinyl flooring

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the part-boarded loft with lighting, and leads to the first-floor accommodation

Bedroom One

13’5" x 15’7" (4.09m x 4.75m)

The first bedroom has two windows on the rear and side elevations, a radiator, fitted wardrobes with sliding mirrored doors, and carpeted flooring

Bedroom Two

9’11" x 13’11" (3.03m x 4.25m)

The second bedroom has a window to the front elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bedroom Three

10’8" x 9’8" (3.26m x 2.97m)

The third bedroom has a window on the side elevation, a radiator, a built-in cupboard, a fitted dressing table with a wash basin and tiled splashback, and carpeted flooring.

Bathroom

5’9" x 9’4" (1.76m x 2.86m)

The bathroom features two windows on the rear elevation, a low-level flush W/C, a pedestal wash basin, and a panelled bath with a wall-mounted rainfall and handheld shower fixture accompanied by a bi-folding shower screen. Additionally, it includes a shaver socket, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property lies a spacious garden, featuring a well-maintained lawn, multiple planted beds showcasing a variety of established shrubs, bushes, trees, and plants. The boundary is defined by a mix of mature trees and neatly kept hedging. A block paved driveway provides parking for several vehicles, with convenient access to two garages and the rear garden beyond.

Double Garage

27’1" x 18’11" (8.28m x 5.78m)

The double garage has windows on the side and rear elevations, lighting, electrical outlets, ample storage, access to the workshop, and two up-and-over doors that open onto the driveway.

Workshop

27’2" x 12’4" (8.30m x 3.76m)

The workshop has two windows to the front and rear elevation, lighting, and ample storage.

Double Garage

22’11" x 18’8" (7.01m x 5.69m)

The double garage has lighting, electrical outlets, ample storage, and two up-and-over doors that open onto the driveway

Rear

To the rear of the property lies a fully enclosed garden, thoughtfully designed with security lighting for peace of mind. The outdoor space features a paved patio area, ideal for al fresco dining, alongside a dedicated barbecue zone perfect for entertaining. A useful garden shed provides additional storage, while a variety of mature shrubs, bushes, trees, and well-established plants add character and greenery throughout. The garden is bordered by a mix of trees and hedging, offering a private setting with pleasant views across open fields beyond.

ADDITIONAL INFOMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Some voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling 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.

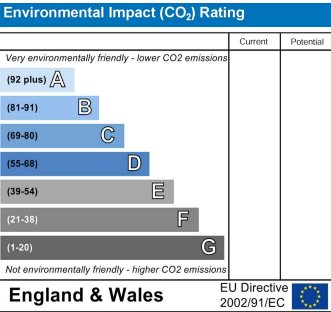
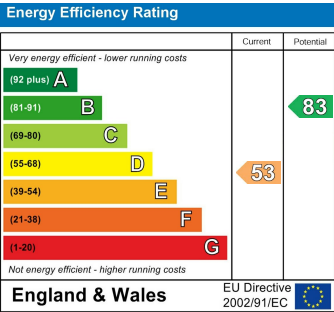
The vendor has advised the following:

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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