

HoldenCopley

PREPARE TO BE MOVED

Holgate, Clifton Village, Nottinghamshire NG11 8NH

£850,000

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SUBSTANTIAL FAMILY HOME ON A THIRD OF AN ACRE PLOT...

This substantial architect-designed five-bedroom detached home, built in 2007, occupies a generous third of an acre plot and offers beautifully presented, spacious accommodation spanning three floors — making it a perfect forever home for any growing family. Nestled within the heart of the picturesque Clifton Village, the property enjoys stunning views of the historic village church and surrounding countryside, while being conveniently located close to local amenities, the River Trent, Nottingham's universities, and the City Centre. Internally, the ground floor is entered via a charming cottage-style front door into an inviting entrance hall. There is a spacious living room boasting a striking period marble fireplace, a separate dining room, a modern WC, a versatile office space, and a stylish fitted kitchen complete with granite worktops, a breakfast bar island, and a range of integrated appliances. A separate utility room, a practical side porch, and a stunning sun room with a vaulted gable window — flooding the space with natural light — complete the ground floor accommodation. To the first floor, you'll find three generous double bedrooms, including a luxurious master suite with an en-suite bathroom, all serviced by a family bathroom. The second floor offers two further large bedrooms, one of which benefits from a private dressing area and its own en-suite, making it ideal as a guest suite or teenager's retreat. Outside, the property sits within beautifully landscaped wrap-around gardens, offering multiple seating areas, manicured lawns, established hedging, and an array of mature planting. Electric gates open onto a large block-paved driveway providing off-street parking for several vehicles, along with access to a detached double garage featuring electric doors.

MUST BE VIEWED





- Architecturally Designed Detached Home on a 1/3 Acre Plot
- Five Good-Sized Bedrooms
- Three Reception Rooms
- Fitted Breakfast Kitchen With Separate Utility
- Large Sun Room
- Underfloor Heating
- Three Bathrooms & Ground Floor WC
- Beautiful Well-Maintained Gardens
- Electric Gated Driveway With Detached Double Garage
- Sought-After Rural Location





GROUND FLOOR

Entrance Hall

9’8" × 11’1" (2.95m × 3.64m)

The entrance hall features engineered oak flooring with underfloor heating, a striking oak floating staircase, a double-height ceiling, a double-glazed side window, wood-framed obscure windows to the front, and a cottage-style wooden door with a glass insert providing access into the accommodation.

WC

7’6" × 3’8" (2.29m × 1.14m)

This space comprises a concealed dual flush WC, a countertop wash basin with wall-mounted chrome fittings and a granite worktop, tiled flooring with underfloor heating, partially tiled walls, and a double-glazed window to the front elevation.

Living Room

19’11" × 14’5" (6.08m × 4.41m)

The living room boasts engineered oak flooring with underfloor heating, a distinctive period marble antique fireplace, a TV point, elegant ceiling coving, double-glazed windows to the front and side elevations, and double doors opening out to the rear garden.

Dining Room

11’1" × 14’0" (3.64m × 4.27m)

The dining room features engineered oak flooring with underfloor heating, recessed spotlights, exposed brick pillars framing the open access to the kitchen diner, and double doors leading into the sunroom.

Sun Room

13’8" × 12’11" (4.18m × 3.95m)

The sun room boasts engineered oak flooring with underfloor heating, a striking vaulted ceiling fitted with two skylights, recessed spotlights, exposed brick feature walls, and expansive double-glazed windows to the side and rear elevations, flooding the space with natural light. Double French doors seamlessly open out to the beautifully landscaped garden, creating a perfect indoor-outdoor flow.

Kitchen

15’0" × 13’9" (4.59m × 4.21m)

The kitchen is fitted with a range of base and wall units, including plate racks and display cabinets, complemented by granite worktops and a central breakfast bar island. It features an undermount sink and a half with a swan neck mixer tap, a gas range cooker with an extractor hood and tiled splashback, as well as integrated appliances including a dishwasher and fridge freezer. The space is finished with tiled flooring and underfloor heating, recessed spotlights, and double-glazed windows to the side and rear elevations.

Office

9’7" × 8’3" (2.94m × 2.52m)

The office features engineered wood flooring with underfloor heating and a double-glazed window to the front elevation.

Utility Room

7’0" × 9’7" (2.14m × 2.94m)

The utility room is fitted with practical base units and a wrap-around worktop, a composite sink with a swan neck mixer tap and drainer. There is space and plumbing for a washing machine, space for a tumble dryer, tiled flooring with underfloor heating, a tiled splashback, and a double-glazed window to the front elevation.

Side Porch

3’6" × 7’1" (1.08m × 2.16m)

The side porch / boot room has tiled flooring, a wall-mounted consumer unit, double-glazed windows to the side elevation, and a cottage-style wooden door with a glass insert providing side access.

FIRST FLOOR

Landing

10’8" × 13’10" (3.27m × 4.24m)

The galleried landing features engineered oak flooring with underfloor heating, a double-glazed window to the front elevation, and provides access to the first-floor accommodation.

Master Bedroom

19’11" × 14’6" (6.08m × 4.42m)

The master bedroom boasts engineered oak flooring with underfloor heating, double-glazed windows to the front, side, and rear elevations allowing for ample natural light, and benefits from direct access to a private en-suite.

En-Suite

8’7" × 7’9" (2.62m × 2.37m)

The en-suite features a concealed dual flush WC, a vanity unit with an integrated wash basin and built-in storage, a wall-mounted LED mirror, and a mirrored cabinet for additional storage. It features a spacious double walk-in shower enclosure with an overhead rainfall shower, tiled flooring with underfloor heating, and fully tiled walls. Additional touches include a chrome heated towel rail, recessed spotlights, an extractor fan, and a double-glazed obscure window to the rear elevation, offering both privacy and natural light.

Bedroom Two

15’11" × 13’9" (4.86m × 4.21m)

The second bedroom features engineered oak flooring with underfloor heating and double-glazed windows to the side and rear elevations.

Bedroom Three

10’3" × 13’7" (3.13m × 4.15m)

The third bedroom features engineered oak flooring with underfloor heating, an in-built wardrobe, and double-glazed windows to the front and side elevations.

Bathroom

8’2" × 8’7" (2.50m × 2.64m)

The bathroom is fitted with a concealed dual flush WC, a wall-hung wash basin, an electric shaving point, and a wall-mounted mirror. It also features a double-ended tiled bath with central taps, a separate shower enclosure, and floor-to-ceiling tiling with underfloor heating for a sleek and luxurious finish. Additional features include a chrome heated towel rail, recessed spotlights, an extractor fan, and a double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

6’7" × 5’10" (2.01m × 1.78m)

The upper landing has carpeted flooring, a Velux window, and provides access to the second floor accommodation.

Bedroom Four

14’4" × 12’8" (4.37m × 3.88m)

The fourth bedroom features a vaulted ceiling with two Velux windows, carpeted flooring, two radiators, in-built storage cupboards, and offers access to a private dressing area and a second en-suite, making it an ideal guest suite or private retreat.

Dressing Room

2’11" × 12’9" (0.91m × 3.89m)

This space has carpeted flooring.

En-Suite Two

9’10" × 5’2" (3.01m × 1.58m)

The second en-suite has a low level dual flush WC, a wall-hung wash basin, a wall-mounted mirror, an electrical shaving point, a double walk-in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, an extractor fan, a vaulted ceiling, recessed spotlights, and a Velux window.

Bedroom Five

10’11" × 12’10" (3.34m × 3.92m)

The fifth bedroom features carpeted flooring, a vaulted ceiling with two Velux windows, an exposed beam, track lighting, and an in-built airing wardrobe that houses the boiler, hot water tank, and a small amount of storage space.

OUTSIDE

Front

To the front of the property, there is an electric gated, block-paved driveway providing off-street parking for at least five vehicles, along with access to a double garage. The frontage also features external lighting, a well-maintained lawn, and a variety of mature trees, plants, and shrubs, offering both curb appeal and privacy. Gated side access leads to the rear garden, and additional permit parking is available on the main street.

Double Garage

The double garage benefits from power points, lighting, two electric up-and-over doors opening onto the driveway, and access to a large, partially boarded loft space for additional storage.

Rear

To the rear of the property is a private, enclosed wrap-around south-facing garden, offering a perfect space for outdoor relaxation and entertaining. The garden features a combination of patio and slate-chipped areas, external lighting, well-maintained lawns, a variety of potted plants, and established hedged borders that provide both greenery and seclusion.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 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 – No
Other Material Issues – No

DISCLAIMER

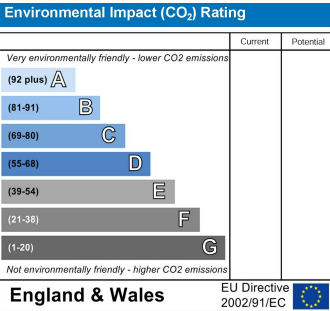
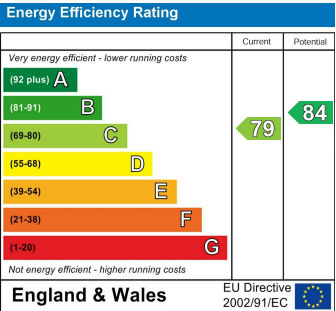
Council Tax Band Rating - Nottingham City Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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