

HoldenCopley

PREPARE TO BE MOVED

Cherry Tree Lane, Edwalton, Nottinghamshire NG12 4AL

Guide Price £1,250,000 - £1,750,000

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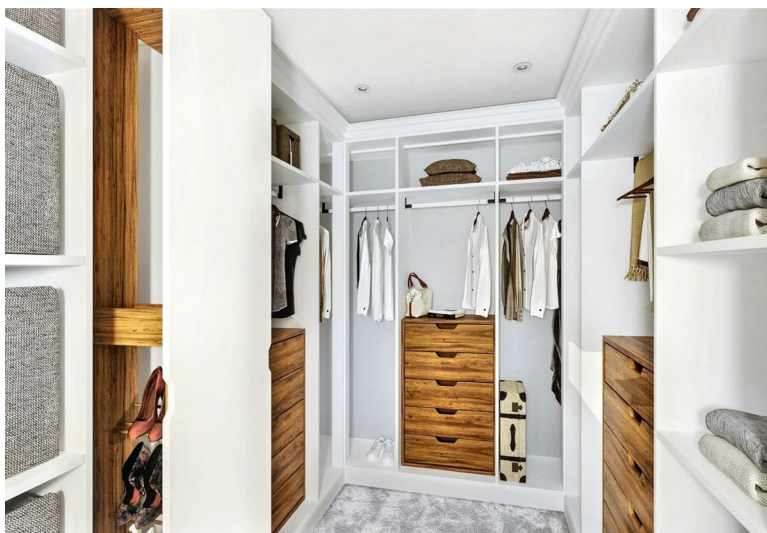


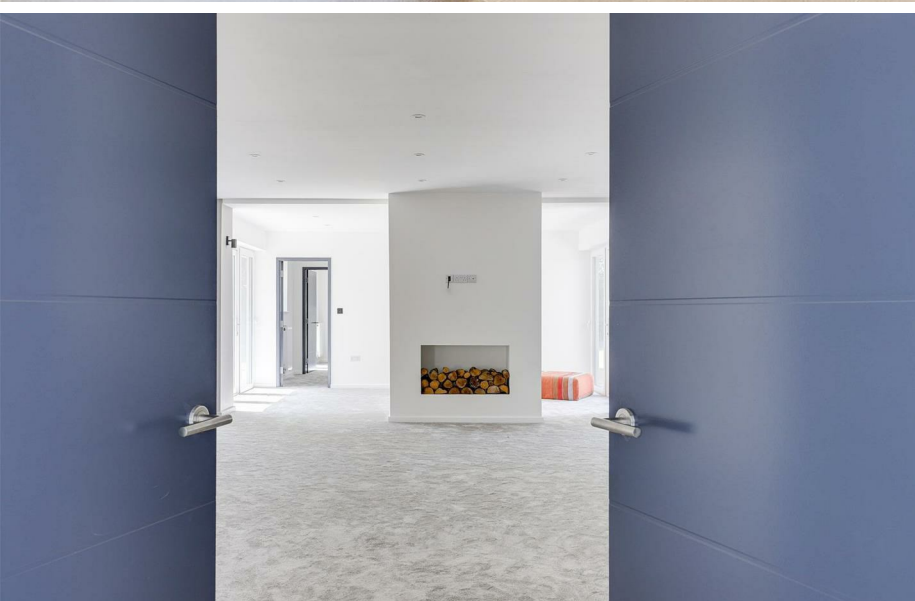
GUIDE PRICE £1,250,000 - £1,500,000

PRIME LOCATION, ELEVATED LUXURY. IMPRESSIVE SPACIOUSNESS...

This beautifully finished detached home reflects the current owners' excellent taste and attention to detail, offering a superb standard throughout. Set in a sought-after area with strong transport links via the A52, A46, and M1, it strikes a perfect balance of space, style and practicality — ideal for a growing family. The house includes a range of high-spec features such as voice-controlled smart tech, a five-zone heating system, designer radiators, and premium fittings. The bright entrance hall, complete with heated porcelain tiles, a cloakroom, and a striking glass staircase, sets the tone from the moment you step inside. The heart of the home is the open-plan kitchen and living space, with underfloor heating, bespoke units, a central island, utility room, and French doors leading to the landscaped rear garden. The ground floor also features a large lounge, a peaceful garden room, and a flexible seventh bedroom with a Jack and Jill bathroom/wet room — ideal as a gym, playroom or Annex. There's also access to the integrated double garage with an electric roller door. Upstairs, five spacious bedrooms include three with walk-in wardrobes and en-suites, while a stylish family bathroom serves the others. The top floor adds further flexibility, offering a sixth bedroom or home office, a large entertainment room, and extra storage. Outside, the front of the property is lit with up-down lighting and a large driveway provides plenty of parking. The rear garden is fully enclosed and beautifully landscaped with tiled patios, a neat lawn, mature trees, and subtle lighting — perfect for relaxing or entertaining.

MUST BE VIEWED





- Exclusive High-Spec Detached Family Home
- Approximately 5,167 sq ft Of Versatile and Beautifully Presented Living Space
- Modern Open-Plan Kitchen/Dining/Living Area, Plus Additional Lounge. Garden Room & Annex
- Seven Spacious Bedrooms Offering Flexible Accommodation
- Five Luxurious Bathrooms
- Impressive Entertainment Room
- Multiple Walk-In Wardrobes and Generous Additional Storage Room
- Integrated Voice-Activated Smart Home Technology and Five-Zone Heating System
- Double Garage and Driveway Parking For Multiple Vehicles
- Landscaped Private Rear Garden







GROUND FLOOR

Entrance Hall

17'2" x 15'7" (5.24m x 4.77m)

The property is accessed via a stylish composite front door, flanked by two full-height UPVC double-glazed obscure windows to the front elevation, allowing for both natural light and privacy. The space is illuminated by recessed spotlights and a statement chandelier, enhancing the welcoming ambience. Luxurious porcelain floor tiles with underfloor heating offer both comfort and sophistication, complemented by a contemporary designer radiator. An elegant glass staircase with low-level sensor lighting and carpeted steps provides a striking focal point, setting the tone for the high standard of finish found throughout the home.

Living Room

17'4" x 17'0" (5.29m x 5.20m)

This spacious living room features a large UPVC double-glazed window to the front elevation, filling the space with natural light. Media points are conveniently positioned for modern entertainment needs, while recessed spotlights provide ambient lighting. The room is finished with plush carpeted flooring and two stylish designer radiators, creating a warm and inviting atmosphere.

Open Plan Living/Kitchen Area

40'10" max x 24'8" (12.45m max x 7.53m)

This expansive open-plan living and kitchen space is the heart of the home, designed for modern family living and effortless entertaining. The living area features luxury carpeted flooring, recessed spotlights, and four striking feature pillars that subtly define the space. A central chimney breast with recess and media points provides a stylish focal point, while designer radiators add both comfort and contemporary flair. A full-height obscure UPVC double-glazed window to the front elevation floods the space with natural light, while multiple sets of French doors open out onto the beautifully landscaped patio areas, creating a seamless indoor-outdoor flow. The room also offers internal access to both the double garage and the garden room for added convenience. The kitchen area exudes sophistication, showcasing a heated porcelain tiled floor, recessed spotlights, a designer radiator, and a plinth heater. The bespoke German kitchen is beautifully finished with integrated LED lighting and features a central island with a breakfast bar, Quartz worktops with upstands, an under-mounted sink with a pull-out mixer tap and BOSCH integrated dishwasher. The space also illustrates a SMEG six burner range cooker, stainless steel splashback, handmade extractor hood, wine cooler and stainless steel fridge freezer. There are double French doors to the outside patio areas and access to the utility room.

Utility/Boot Room

8'6" x 7'6" (2.60m x 2.29m)

The utility room is thoughtfully designed for practicality and style, featuring a durable Quartz worktop with upstand and provisions for a sink, dishwasher, washing machine, and tumble dryer. The space is well-lit with recessed spotlights and includes a radiator and elegant porcelain tiled flooring for easy maintenance. A UPVC obscure-glazed window/door to the side elevation provides natural light and convenient external access.

Garden Room

15'8" x 8'10" (4.79m x 2.71m)

The garden room offers a tranquil retreat within the home, finished with luxury carpeted flooring and illuminated by recessed spotlights. A central chimney breast with media points serves as a stylish feature alongside a designer radiator. The room benefits from full-height UPVC double-glazed windows on both sides which frame picturesque garden views, creating a bright and inviting atmosphere. Dual sets of French doors open onto the rear patio areas, seamlessly blending indoor and outdoor living.

Inner Hallway

8'1" x 3'4" (2.48m x 1.02m)

The inner hallway has a UPVC double glazed window to the side elevation, a radiator, and luxury carpeted flooring.

Jack and Jill Bathroom/Wet Room

11'1" x 8'1" (3.64m x 2.47m)

This stylish Jack and Jill bathroom/wet room is designed for both comfort and convenience, featuring a UPVC double-glazed obscure window to the side elevation for natural light and privacy. The suite includes a modern wall-hung W/C with a dual flush plate, a wall-mounted wash basin with a sleek mixer tap, and a luxurious double-ended bath with wall-mounted mixer tap. A spacious double walk-in wet room-style shower area is fitted with a contemporary wall-mounted shower fixture, offering a premium bathing experience. Additional features include a heated towel rail, radiator, humidity sensor fan, recessed sensor-controlled spotlights, partially tiled walls, and tiled flooring.

Bedroom Seven/Multi Purpose Room (Gym or Annex)

13'5" x 10'9" (4.10m x 3.28m)

This adaptable room offers exceptional flexibility, making it ideal for use as a bedroom, gym, playroom or Annex etc. It features two UPVC double-glazed windows to the rear elevation and double French doors opening to the side, allowing for plenty of natural light and garden access. A full range of high-quality fitted wardrobes provides ample storage, while recessed spotlights, media points, a radiator, and luxury carpeted flooring complete the space with comfort and style.

Garage

25'5" x 11'1" (7.77m x 3.40m)

The integrated double garage offers both practicality and convenience, featuring UPVC double French doors that open directly to the rear garden. Inside, you'll find two wall-mounted boilers, ample lighting, and generous storage space. A remote-controlled roll-up door provides easy access to the front driveway, making this space both secure and functional.

FIRST FLOOR

Landing

19'2" max x 15'8" (5.86m max x 4.79m)

The spacious landing is both elegant and functional, featuring a full-height UPVC double-glazed window to the side elevation that fills the space with natural light, a radiator and luxury carpeted flooring. The chandelier, recessed spotlights, and additional low-level sensor lighting enhance the ambience, while a sleek glass staircase with low-level sensor lighting provides stylish access to the second-floor accommodation.

Principle bedroom

17'5" x 16'6" (5.31m x 5.04m)

The generously sized principal bedroom offers a luxurious and serene retreat, featuring two UPVC double-glazed windows to the front elevation that provide excellent natural light. There is a fitted low-level bed base with power, suitable for a TV-bed. The room is finished with luxury carpeted flooring and includes recessed spotlights, centre ceiling lighting, media points, and two radiators. This elegant space also benefits from a walk-in wardrobe and direct access to a beautifully appointed ensuite bathroom.

Walk-in Wardrobe

8'7" x 7'9" (2.62m x 2.37m)

The walk-in wardrobe offers both practicality and style, featuring recessed spotlights, provisions for additional LED lighting to enhance visibility and ambience, a radiator and luxury carpeted flooring.

En-Suite

9'10" x 8'6" (3.02m x 2.61m)

This stylish ensuite is both functional and luxurious, featuring a UPVC double-glazed obscure window to the side elevation for natural light and privacy. The suite includes a low-level flush W/C, a contemporary wall-mounted wash basin with integrated towel rail, and a slim-line double open-ended walk-in shower with a wall-mounted electric shower fixture - offering a standout design element. Additional features include a designer heated towel rail, extractor fan, shaver point, and two built-in storage cupboards. The space is completed with recessed spotlights and elegant porcelain tiled flooring, creating a clean, modern finish.

Bedroom Two

16'3" max x 15'3" (4.96m max x 4.65m)

The second bedroom features a UPVC double-glazed window to the rear elevation, providing a pleasant outlook and natural light. The room includes a radiator, media points, recessed spotlights, centre ceiling lighting, and luxury carpeted flooring throughout. It also benefits from access to a private walk-in wardrobe, adding valuable storage and functionality.

Walk-in Wardrobe

8'5" x 6'4" (2.59m x 1.95m)

The walk-in wardrobe offers both practicality and style, featuring recessed spotlights, provisions for additional LED lighting to enhance visibility and ambience, a radiator and luxury carpeted flooring.

En-Suite

7'6" max x 6'4" (2.30m max x 1.94m)

This stylish ensuite features a UPVC double-glazed obscure window to the side elevation for natural light and privacy. The suite includes a low-level flush W/C, a contemporary wall-mounted wash basin with integrated towel rail and a slim-line walk-in shower with a wall-mounted electric shower fixture. Additional features include a designer heated towel rail, extractor fan, shaver point, a recess display shelf and a built-in storage cupboard. The space is completed with recessed spotlights and elegant porcelain tiled flooring, creating a clean, modern finish.

Bedroom Three

17'5" x 15'0" (5.32m x 4.59m)

The third bedroom features a UPVC double-glazed window to the rear elevation, providing a pleasant outlook and natural light. The room includes a radiator, media points, recessed spotlights, centre ceiling lighting, and luxury carpeted flooring throughout. It also benefits from access to a private walk-in wardrobe, adding valuable storage and functionality.

Walk-in Wardrobe

8'7" x 6'4" (2.62m x 1.93m)

The walk-in wardrobe offers both practicality and style, featuring recessed spotlights, provisions for additional LED lighting to enhance visibility and ambience, a radiator and luxury carpeted flooring.

En-Suite

8'7" x 6'4" (2.62m x 1.93m)

This stylish ensuite features a UPVC double-glazed obscure window to the front elevation for natural light and privacy. The suite includes a low-level flush W/C, a contemporary wall-mounted wash basin with integrated towel rail and a slim-line walk-in shower with a wall-mounted electric shower fixture. Additional features include a designer heated towel rail, extractor fan, shaver point, a recess display shelf and a built-in storage cupboard. The space is completed with recessed spotlights and elegant porcelain tiled flooring, creating a clean, modern finish.

Bedroom Four

16'4" max x 11'5" (4.99m max x 3.50m)

The fourth bedroom features a UPVC double-glazed window to the rear elevation, providing a pleasant outlook and natural light. The room includes a radiator, media points, recessed spotlights, centre ceiling lighting, and luxury carpeted flooring throughout.

Bedroom Five

15'8" max x 11'8" (4.80m max x 3.57m)

The fifth bedroom features two UPVC double-glazed windows to the front elevation, providing a pleasant outlook and natural light. The room includes two radiators, media points, recessed spotlights, centre ceiling lighting, and luxury carpeted flooring throughout.

Family Bathroom

11'1" x 8'2" (3.38m x 2.50m)

This beautifully appointed family bathroom combines luxury with thoughtful design. A UPVC double-glazed obscure window to the front elevation provides natural light while maintaining privacy. The suite includes a contemporary wall-hung W/C with a dual flush plate, a bespoke tiled shelf featuring a freestanding wash basin and a wall-mounted mixer tap, and a spacious slim-line walk-in shower with a wall-mounted handheld shower fixture. A freestanding double-ended bath with a sleek wall-mounted mixer tap adds a touch of indulgence, perfect for relaxation. Additional features include a designer heated towel rail, a radiator, shaver point, extractor fan, recessed display shelf, and recessed spotlights. The room is finished with partially porcelain-tiled walls and matching porcelain tiled flooring, creating a clean, modern, and luxurious aesthetic.

SECOND FLOOR

Upper Landing

11'11" x 3'10" (3.64m x 1.19m)

The upper landing is bright and welcoming, featuring a Velux window that floods the space with natural light. The room includes recess spotlights, low-level sensor lighting and is finished with luxury carpeted flooring and a radiator.

Bedroom Six/Home Office

17'9" x 11'8" (5.42m x 3.58m)

The sixth bedroom/home office features a UPVC double-glazed window to the front elevation, providing a pleasant outlook and natural light. The room includes a radiator, media points, recessed spotlights, centre ceiling lighting, and luxury carpeted flooring throughout.

Entertainment Room

26'4" max x 17'10" (8.05m max x 5.45m)

The outstanding entertainment room has a UPVC double-glazed window to the rear elevation and a Velux window, providing plenty of natural light. The room includes two radiators, multiple media points, recessed spotlights and luxury carpeted flooring throughout. It also benefits from access to the storage room.

Storage Room

25'7" x 10'0" (7.82m x 3.06m)

This extensive space features luxury carpet, lighting and a radiator.

OUTSIDE

Front

To the front of the property, you'll find elegant up-downlighting, a spacious driveway accommodating multiple vehicles, access to the double garage, and pathways with up-downlighting leading to the rear garden on both sides of the home.

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Floor space approx. 5,169.78 sq ft

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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