

# HoldenCopley

PREPARE TO BE MOVED

Village Road, Clifton Village, Nottinghamshire NG11 8NP

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Guide Price £650,000 - £675,000

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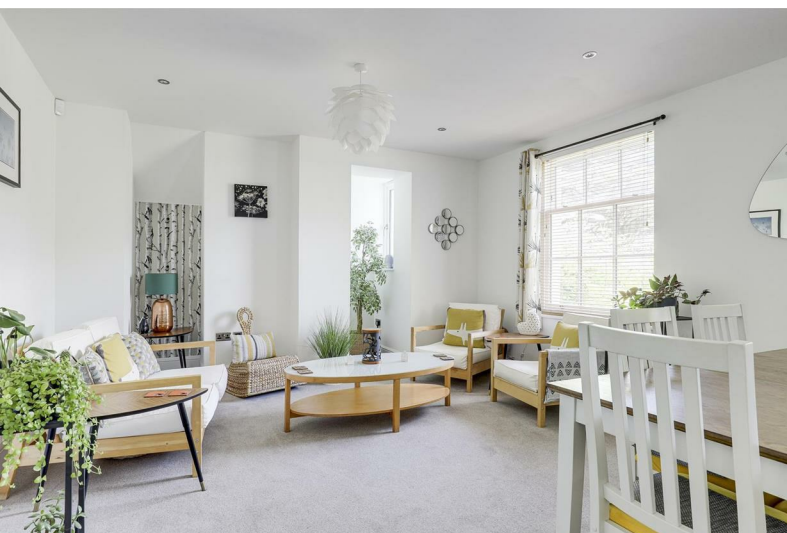


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### SIMPLY STUNNING...

'The Gate House' forms part of an impressive conversion of the historic Old Rectory in Clifton Village, completed around four years ago by a well-regarded local builder. Spacious and well-maintained throughout, it offers flexible living, including a large ground floor bedroom with its own en-suite. Set in one of the area's most desirable villages, the location strikes a great balance between peaceful surroundings and easy access to local amenities, with Clifton Woods Nature Reserve just a short walk away. Inside, the ground floor opens into a generous entrance hall with a downstairs W/C, modern fitted kitchen, a home office, second bedroom, and a spacious lounge/dining area. The office could be repurposed as a fifth bedroom or a separate dining space if needed. The ground floor bedroom also benefits from en-suite facilities and links through to the utility room. Upstairs, there are three good-sized double bedrooms. The main bedroom has its own en-suite, while the other two share a stylish four-piece family bathroom. At the front, secure electric gates open to a block-paved driveway with space for two cars, a large storage shed, electric vehicle charging point, and a neat courtyard seating area with exterior lighting. There's also access to the rear garden. The south-facing garden is a real standout. Landscaped with a mix of planting, it's designed to encourage biodiversity while offering multiple places to sit and relax. It features a block-paved patio off the lounge, a separate gravelled seating spot, and a decked area – all ideal for entertaining or unwinding. Mature trees, well-kept hedges, and a mix of plants and shrubs bring plenty of character, and the space is fully enclosed for privacy.

### MUST BE VIEWED





- Four Bedroom Period Conversion House
- Lounge/Dining Room
- Fitted Kitchen & Utility Room
- Home Office
- Four-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Driveway
- South-Facing Rear Garden
- Lovely Views
- Must Be Viewed





GROUND FLOOR

Entrance Hall

26’6" × 7’6" (8.08m × 2.29m)

Composite front door opens into the entrance hall with hardwood double glazed window to side elevation, tiled flooring, carpeted stairs, understairs cupboard and radiator.

W/C

6’7" × 2’11" (2.02m × 0.91m)

Hardwood double glazed obscure window to the side elevation, concealed dual flush W/C, vanity-style wash basin, chrome heated towel rail, extractor fan, partially tiled walls and tiled flooring.

Kitchen

13’11" × 11’4" (4.26m × 3.47m)

The kitchen has a range of modern fitted base and wall units with Quartz worktops and breakfast bar island, Belfast sink with swan neck mixer tap and integrated drainer grooves, a range cooker and extractor hood, Quartz splashback, integrated fridge-freezer, integrated dishwasher, space for additional under-counter freezer, radiator, recessed spotlights, tiled flooring and two hardwood double glazed windows to the front elevation.

Lounge/Dining Room

29’8" max × 14’1" (9.06m max × 4.30m)

The lounge/dining room has two feature hardwood double glazed windows to the rear elevation plus one smaller window, two radiators, two TV points, space for dining table, recessed spotlights, carpeted flooring and glazed door leading to the rear garden. Two feature alcoves.

Home Office/Bedroom 5

11’3" × 10’9" (3.45m × 3.30m)

The home office/potential bedroom five has two hardwood double glazed windows to the front elevation, spotlight, radiator and hardwood flooring.

Bedroom Two

19’10" max × 12’9" (6.05m max × 3.91m)

The second bedroom has a hardwood double glazed obscure window to the side elevation, radiator, recessed spotlights, carpet, access into the en-suite and separate utility room

En-Suite

8’3" × 8’1" (2.52m × 2.48m)

The en-suite has a hardwood double glazed obscure window to the side elevation, concealed dual flush W/C, vanity-style wash basin, large walk-in shower with dual rainfall and wall-mounted handheld shower fixture, chrome heated towel rail, shaver socket, recessed spotlights, three fully tiled walls and tiled flooring.

Utility Room

4’10" × 4’3" (1.48m × 1.31m)

The utility room has a full height fitted unit which also houses the boiler, plus wall unit, space and plumbing for a washing machine, space for a tumble dryer, an extractor fan and hardwood flooring.

FIRST FLOOR

Landing

15’3" max × 11’9" (4.66m max × 3.59m)

The landing has a hardwood double glazed window to the front elevation, radiator, carpeted flooring and access to the first floor accommodation

Bedroom One

18’2" max × 14’3" (5.54m max × 4.36m)

The master bedroom has two feature hardwood double glazed windows to the rear elevation, two radiators, recessed spotlights, carpeted flooring and access into the en-suite.

En-Suite

7’4" × 5’8" (2.25m × 1.74m)

The en-suite has a concealed dual flush W/C, vanity-style wash basin, corner shower enclosure with dual rainfall and wall-mounted handheld shower fixture, chrome heated towel rail, recessed spotlights, shaver socket, built-in eaves storage cupboard, extractor fan, floor-to-ceiling tiling and tiled flooring.

Bedroom Three

14’3" max × 11’4" (4.36m max × 3.46m)

The third bedroom has a hardwood feature double glazed window to the rear elevation, radiator, recessed spotlights, access into the boarded loft via a pull-down ladder and carpeted flooring.

Bedroom Four

13’0" × 9’7" (3.98m × 2.93m)

The fourth bedroom has a hardwood double glazed window to the front elevation, radiator, recessed spotlights and carpeted flooring.

Bathroom

10’2" max × 7’6" (3.10m max × 2.30m)

The bathroom has a hardwood double glazed obscure window to the front elevation, concealed dual flush W/C, vanity-style wash basin, tiled panelled bath with handheld shower fixture, shower enclosure with a dual rainfall and wall-mounted handheld shower fixture, chrome heated towel rail, shaver socket, extractor fan, recessed spotlights, floor-to-ceiling tiling and tiled flooring.

OUTSIDE

Front

To the front of the property is electric gated access to a block paved driveway and courtyard seating area, with electric vehicle charging point, outdoor light, large storage shed and fenced gated access to the rear garden.

Rear

To the rear of the property is an extensively planted, private and south-facing garden which incorporates several seating areas. There’s a block-paved patio ideal for dining or relaxing, a separate block-paved and gravelled seating area perfect for unwinding or entertaining guests and a decked and gravelled seating area to the rear of the garden, provides an additional spot to enjoy the outdoors. There is also a small garden store and an outside tap.

The garden includes a series of beds with established trees, shrubs and bushes, adding colour and character as well as screening and privacy. The boundary is formed of a mix of mature hedging and fences.

Garden Shed

11’11" × 5’11" (3.64m × 1.82m)

The garden shed has ample space for tools and outdoor equipment.

ADDITIONAL INFORMATION

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 – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - Nottingham City Council - Band E

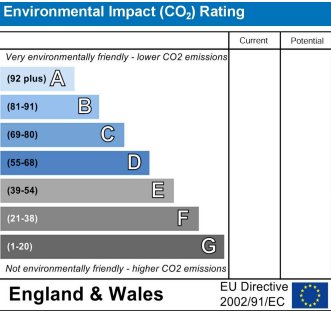
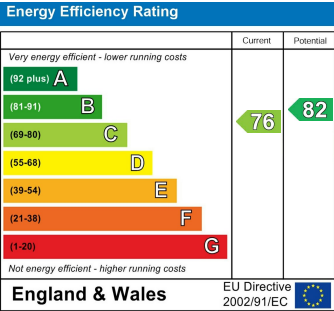
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The vendor has advised the following:  
Property Tenure is Freehold

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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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