

# HoldenCopley

PREPARE TO BE MOVED

Sedgley Road, Tollerton, Nottinghamshire NG12 4EU

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Guide Price £500,000

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GUIDE PRICE - £500,000 - £525,000

EXTENDED DETACHED FAMILY HOME IN SOUGHT-AFTER VILLAGE LOCATION...

This beautifully extended four-bedroom detached house has been renovated to an exceptional standard, creating the perfect, spacious family home. Located in the desirable village of Tollerton, it is within easy reach of excellent schools, local amenities, picturesque countryside, and convenient commuting links via the A52 to neighbouring villages. Inside, a welcoming entrance hall leads to an impressive open-plan living space, comprising a living area, dining area, cosy snug, and a modern kitchen with a feature breakfast bar island. Sliding bi-fold doors open from the living space onto the rear garden, seamlessly connecting indoor and outdoor living. A practical utility room completes the ground floor. Upstairs, there are four double bedrooms, with the main bedroom boasting floor-to-ceiling gable windows, a Juliet balcony, and a stylish en-suite. The main bathroom features contemporary fixtures and fittings, serving the remaining bedrooms. Externally, the property offers a driveway with access to the garage, which includes an EV charging point. At the rear, a fantastic-sized garden features a gravelled patio, well-maintained lawn, and a range of established plants, shrubs, and trees, providing an ideal outdoor space for family life.

MUST BE VIEWED!





- Extended Detached House
- Four Double Bedrooms
- Open-Plan Living
- Modern Kitchen
- Utility Room
- Stylish En-Suite & Family

### Bathroom

- Driveway & Garage
- Beautifully Renovated
- Sought-After Location
- Must Be Viewed







## GROUND FLOOR

### Porch

4'0" x 6'1" (1.24m x 2.13m)

The porch has tiled flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

### Entrance Hall

3'6" x 15'1" (1.07m x 4.60m)

The entrance hall has LVT flooring, carpeted stairs, a radiator, recessed spotlights, and a single door providing access from the porch.

### Living Room

15'1" x 10'9" (4.86m x 3.30m)

The living room has LVT flooring, a radiator, recessed spotlights, a feature media wall, open-plan access to the kitchen diner, and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

22'8" x 18'5" (6.93m x 5.62m)

The kitchen diner has a range of fitted base and wall units with quartz worktops and a feature breakfast bar island, an undermount sink with draining grooves and a swan-neck mixer tap, an integrated double oven, hob, dishwasher, fridge freezer, and wine cooler. There is also a mirrored splashback, recessed spotlights, two vertical radiators, LVT flooring, and sliding bi-fold doors providing access to the rear garden.

### Utility Room

6'0" x 5'5" (1.83m x 1.66m)

The utility room has base units with a worktop, a composite sink with a drainer and a swan-neck mixer tap, space and plumbing for a washing machine and tumble dryer, and LVT flooring.

## FIRST FLOOR

### Landing

3'5" x 14'3" (1.05m x 4.35m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and access to the loft and first-floor accommodation.

### Master Bedroom

15'10" x 10'10" (4.83m x 3.32m)

The main bedroom has carpeted flooring, a vertical radiator, recessed spotlights, a skylight window, access to the en-suite, a UPVC double-glazed gable window, and double French doors opening onto a Juliet balcony.

### En-Suite

10'9" x 4'7" (3.28m x 1.40m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a countertop wash basin, a walk-in shower with an overhead rainfall shower, recessed spotlights, a heated towel rail, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'11" x 12'9" (3.35m x 3.89m)

The second bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation of the property.

### Bedroom Three

10'10" x 9'6" (3.32m x 2.91m)

The third bedroom includes carpeted flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation of the property.

### Bedroom Four

8'1" x 11'1" (2.73m x 3.65m)

The fourth bedroom features carpeted flooring, a radiator, fitted sliding door wardrobes, and a UPVC double-glazed window to the front elevation of the property.

### Bathroom

8'0" x 7'1" (2.44m x 2.42m)

The bathroom comprises a low-level dual flush W/C, a vanity unit with a wash basin, a double-ended bath with central taps, and a shower enclosure with an overhead rainfall shower and handheld shower head. It also includes a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

At the front of the property, a driveway provides off-road parking, access to the garage, courtesy lighting, and gated entry to the rear garden.

### Garage

16'8" x 8'0" (5.10m x 2.44m)

The garage includes courtesy lighting, a power supply, an EV charging point, and an up-and-over door.

### Rear

At the rear, the property benefits from an enclosed, established garden featuring a gravelled patio, lawn, mature plants, shrubs and trees, an outdoor tap, and external electrics.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

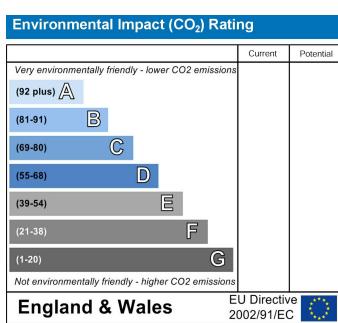
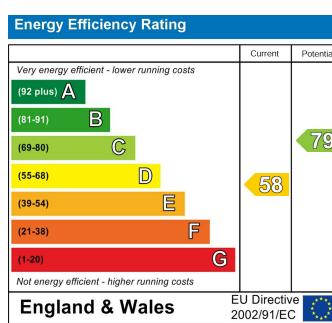
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No





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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