

# HoldenCopley

PREPARE TO BE MOVED

Steven Close, Toton, Nottinghamshire NG9 6JX

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Guide Price £700,000 - £775,000



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GUIDE PRICE £700,000 - £725,000

PREPARE TO BE IMPRESSED...

Nestled in a tranquil cul-de-sac within the coveted Toton area, this individually designed detached house, meticulously crafted by the current owners, stands as a testament to contemporary elegance. Enjoying a prime location with excellent access to reputable schools, local amenities, and convenient commuting links via the A52 and the new tram system, this property offers an ideal setting for a growing family seeking their forever home. The home is a masterpiece of modern design, finished with high-end fixtures and fittings throughout. Internally, the ground floor, benefiting from underfloor heating throughout, welcomes you with a hallway suffused with natural light, featuring a mezzanine floor above and oak-paneled doors leading to various spaces. The living room, adorned with a log-burning stove, a study, and a ground floor W/C, seamlessly flows into an open-plan living and dining kitchen area. The bespoke kitchen fitted by Ideas of Attenborough benefits from a range of high-end integrated appliances and boasts two sets of bi-folding doors opening to the rear garden. Additional amenities on this level include a utility room and a boiler room. Ascending to the first floor through oak-paneled doors, discover five double bedrooms and the main family bathroom. The main bedroom is a retreat with a vaulted ceiling, bi-folding doors to a covered balcony overlooking the garden and open fields, and an en-suite. Two more bedrooms also feature en-suite shower rooms, while the family bathroom showcases a standalone bath and a separate shower. Outside, the property offers an integral garage with an electric roller door - perfect for storage, front parking for several vehicles, and double gates providing access to the rear. The rear delights with a large patio, an outdoor kitchen area, and a secure wooden shed. This residence harmoniously blends contemporary luxury with practical family living.

MUST BE VIEWED







- Individually Designed Detached House In Sought-After Location
- Five Double Bedrooms
- Bespoke Fitted Kitchen With Dining & Living Area
- Utility, W/C & Boiler Room
- Two Reception Rooms
- Underfloor Heating
- Three Modern Bathroom Suites
- Balcony With Fantastic Views
- Well-Maintained Garden With Outdoor Kitchen Area & Wooden Shed
- Driveway With Integral Garage











## GROUND FLOOR

### Entrance Hall

8'1" x 16'0" (2.47m x 4.88m)

The entrance hall is adorned with Kardean-style concrete-effect flooring featuring underfloor heating, recessed spotlights, and a wall-mounted digital thermostat. Ascend the stairs with ash treads, flanked by aluminum powder-coated double-glazed panelled windows to the front elevation. The entry is completed by an aluminum powder-coated panelled front door, granting access to the accommodation.

### Living Room

11'6" x 18'0" (3.52m x 5.51m)

The front-facing living room features an aluminum powder-coated double-glazed window adorned with fitted shutters, alongside a side double-glazed window. The space is accentuated by a recessed chimney breast housing an eye-catching alpine retro wood-burning stove on a slate hearth. The flooring boasts Kardean-style tiles with underfloor heating, complemented by a wall-mounted digital thermostat.

### W/C

2'8" x 5'10" (0.82m x 1.78m)

The space is equipped with a low-level dual-flush W/C, a wash basin featuring a tiled splashback and a cupboard underneath, accompanied by a wall-mounted mirror. A single recessed spotlight, an X-pelair extractor fan, and Kardean-style concrete-effect flooring with underfloor heating.

### Study

7'5" x 9'4" (2.28m x 2.85m)

The study boasts a front-facing aluminum powder-coated double-glazed window adorned with fitted shutters, complemented by Kardean-style flooring featuring underfloor heating.

### Open Plan Kitchen, Dining & Living Area

13'5" x 34'7" (4.09m x 10.56m)

The custom-designed breakfast kitchen, installed by Ideas of Attenborough, features anthracite-finished units and quartz countertops. Highlights include a central island, a sink and a half with a Quooker hot water tap, an integrated dishwasher, a five-ring Neff induction hob, an integrated freezer, a 48-bottle wine cooler, a Neff extractor unit, a tambour-style cupboard, two Neff ovens, a microwave/combination oven, and a warming drawer. The space accommodates an American-style fridge freezer and is adorned with Kardean-style concrete-effect flooring with underfloor heating. Recessed spotlights, a wall-mounted digital thermostat, and an aluminum powder-coated double-glazed window to the rear elevation enhance the ambiance. The kitchen seamlessly flows into a dining and living area with two sets of aluminum powder-coated bi-folding doors leading to the rear garden. Additionally, the living space features an aluminum powder-coated double-glazed eye-level window to the side, continued Kardean-style concrete-effect flooring with underfloor heating, a TV point, and recessed spotlights.

### Utility

5'8" x 8'5" (1.74m x 2.57m)

In the utility room, you'll find a stainless steel sink with a swan-neck mixer tap, accompanied by fitted base and wall units featuring a quartz work surface. There is dedicated space for both a washing machine and tumble dryer, and the room is adorned with Kardean-style concrete-effect flooring equipped with underfloor heating. A side-entry is provided through an aluminum panelled door, and recessed spotlights enhance the overall illumination.

### Boiler Room

4'9" x 5'8" (1.46m x 1.74m)

The boiler room is equipped with a hot water storage tank and a pressurised tank to ensure simultaneous use of all showers. It also houses a communications unit for the extensive hard wiring that reaches every room in the property, as well as valves and manifolds for the underfloor heating. The flooring in the boiler room features Kardean-style concrete-effect flooring.

## FIRST FLOOR

### Landing

15'10" x 16'9" (4.83m x 5.13m)

The expansive open-plan landing boasts a generously sized aluminum powder-coated double-glazed window at the front, a mezzanine floor overlooking the hallway, two column radiators, Kardean-style flooring, and serves as the gateway to the first-floor accommodations.

### Bedroom One

11'6" x 14'2" (3.52m x 4.33m)

The primary bedroom is adorned with two eye-level aluminum powder-coated double-glazed windows, accompanied by shelved bedside units featuring lighting. Two distinctive vertical radiators, a wall-mounted TV point, Kardean-style flooring, and a vaulted ceiling with uplighting adding to the ambiance. The room provides access to the en-suite and features aluminum powder-coated bi-folding doors leading to a covered balcony overlooking the rear. The balcony is equipped with a glazed balustrade, power points, and lighting.

### En-Suite

3'8" x 13'1" (1.13m x 4.00m)

The en-suite features a low-level dual-flush W/C, a vanity unit wash basin with two drawers, and a wall-mounted mirror with ambient lighting above. Floor-to-ceiling tiles adorn the space, which also includes a walk-in shower enclosure with an overhead rainfall shower, a hand-held shower, and a protective glazed screen. Additionally, there's a heated towel rail, an aluminum powder-coated double-glazed window to the rear elevation, an X-pelair extractor fan, and recessed lighting in the ceiling.

### Bedroom Two

12'0" x 11'6" (3.67m x 3.53m)

The second bedroom is enhanced by an aluminum powder-coated double-glazed window to the front elevation, a column radiator, Kardean-style flooring, a wall-mounted TV point, and convenient access to the second en-suite.

### En-Suite Two

3'8" x 12'1" (1.13m x 3.69m)

The second en-suite features a low-level dual-flush W/C, a vanity unit wash basin with two drawers, and a wall-mounted mirror with ambient lighting above. Floor-to-ceiling tiles adorn the space, which also includes a walk-in shower enclosure with an overhead rainfall shower, a hand-held shower, and a protective glazed screen. Additionally, there's a heated towel rail, an aluminum powder-coated double-glazed window to the front elevation, an X-pelair extractor fan, and recessed lighting in the ceiling.

### Bedroom Three

11'6" x 12'7" (3.53m x 3.85m)

The third bedroom is enhanced by an aluminum powder-coated double-glazed window to the front elevation, a column radiator, Kardean-style flooring, and a wall-mounted TV point.

### Bedroom Four

5'7" x 8'10" (1.72m x 2.71m)

The fourth bedroom is enhanced by an aluminum powder-coated double-glazed window to the rear elevation, a column radiator, Kardean-style flooring, and access to the boarded loft with lighting via a drop-down ladder.

### Bedroom Five

11'6" x 10'10" (3.51m x 3.32m)

The fifth bedroom is enhanced by an aluminum powder-coated double-glazed window to the rear elevation, a column radiator, Kardean-style flooring, and a wall-mounted TV point.

### Bathroom

7'6" x 7'3" (2.30m x 2.22m)

The bathroom is equipped with a low-level dual-flush W/C, a vanity unit wash basin with drawers, and a wall-mounted mirror featuring ambient lighting. It also includes a double-ended bath with central taps and a retractable handheld shower head, as well as a shower enclosure with an overhead rainfall shower and a handheld shower head. The space is adorned with floor-to-ceiling tiles, two heated towel rails, recessed spotlights, an X-pelair fan, and an aluminum powder-coated double-glazed obscure window to the side elevation.

## OUTSIDE

At the front of the property, there's a pebbled area featuring block-paved pathways, offering extensive off-road parking and access to the garage. Double gates provide entry to the side and rear, with one leading to a convenient bin-storage area. The rear of the property boasts a private, enclosed, south-east facing garden. This outdoor space includes slate-paved patio areas, a well-maintained lawn, a slate-chipped gravelled section, external power sockets, an outdoor tap, various plants and shrubs, courtesy lighting, an outdoor kitchen area with a barbecue, a wooden storage shed, and boundaries defined by fence panels.

### Garage

8'1" x 9'0" (2.47m x 2.75m)

The garage is equipped with lighting, power points, and an electric roller door that opens onto the front driveway.

### Shed

12'8" x 11'0" (3.87m x 3.37m)

The wooden shed features several power points, lighting, windows, and a secure door.

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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

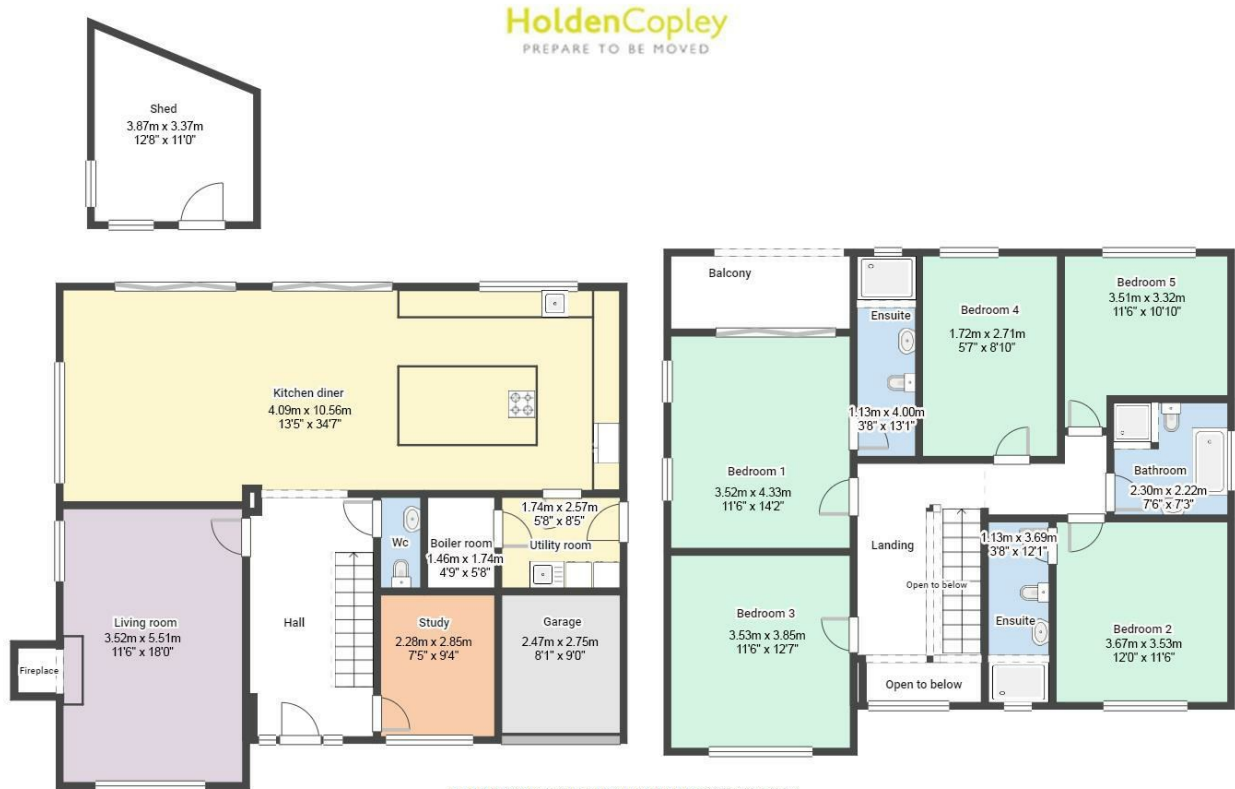
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	66	81

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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