

HoldenCopley

PREPARE TO BE MOVED

Manor Road, Barton-In-Fabis, Nottinghamshire NG11 0AA

Guide Price £750,000

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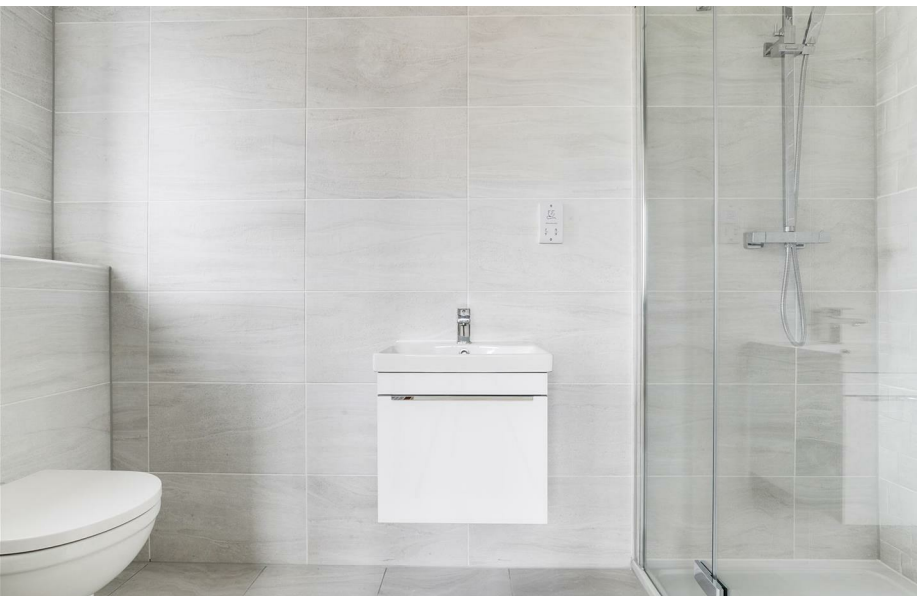


LUXURY LIVING...

This substantial detached new build house epitomises exclusivity, making it the perfect family home for discerning buyers. Nestled in the highly regarded village of Barton-In-Fabis, this charming locale seamlessly combines tranquility with superb accessibility, boasting excellent transport links to both The City and the M1. The property itself exudes a modern and high-spec aesthetic, ensuring a luxurious and spacious living experience. Upon entering, a grand Atrium entrance welcomes you with a magnificent oak and glass staircase, setting the stage for the opulence within. The ground floor reveals a high-spec kitchen, seamlessly open-plan to a living dining area, complemented by bi-folding doors that seamlessly lead to the rear decking area. Additional features on this level include a separate utility room, a living room, a versatile study or sixth bedroom, a convenient shower room suite, and a store room. The ground floor enjoys the luxury of underfloor heating throughout, ensuring a cosy and inviting atmosphere. Moving to the first floor, you'll find a master suite that exudes luxury, complete with a shower room en-suite and a dressing room. Double doors open onto a decked balcony area, providing a peaceful space to take in the beauty of the rear garden. Four additional bedrooms on this level are serviced by a shower room en-suite in the second bedroom and a four-piece family bathroom that combines style and functionality. Outside, the property boasts a large double-gated driveway, offering ample parking space. A detached and versatile large barn adds to the property's charm, providing endless possibilities. To the rear, a generously sized garden beckons, featuring a decked area, steps leading to a sprawling lawn, and a patio area, creating a serene outdoor haven.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms & Dressing Room
- Two Reception Rooms
- Open Plan Kitchen / Lounge & Dining Area With Bi-Folding Doors
- Underfloor Heating To Ground Floor
- External CCTV Cameras & Fast Broadband Connection
- Four Bathrooms
- Driveway With Electric Vehicle Car-Charging Point
- Substantial & Versatile Barn
- Sought-After Village Location - Less Than 10 Minute Drive To West Bridgford High Street





GROUND FLOOR

Entrance Hall

19'0" x 9'10" (5.81 x 3.02)

The entrance hall has tiled flooring with underfloor heating, a wall-mounted digital thermostat, a wall-mounted security alarm panel, an oak staircase with glass panels, recessed spotlights, full height UPVC double-glazed obscure windows to the front elevation, and a single door providing access into the accommodation.

Living Room

15'5" x 11'7" (4.71 x 3.54)

The living room has a UPVC double-glazed window to the front elevation, underfloor heating, a TV point, and recessed spotlights.

Open Plan Kitchen / Diner

31'11" x 16'9" (9.75 x 5.13)

The kitchen has a range of fitted base and wall units with a wrap-around worktop, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, two integrated ovens, an integrated combi-oven and warming drawer, an integrated fridge freezer, an induction hob with an extractor fan, an open plan dining / seating area, tiled flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, a TV point, a UPVC double-glazed window to the rear elevation, and two sets of aluminum bi-folding doors opening out to the rear garden.

Utility Room

8'7" x 6'3" (2.63 x 1.91)

The utility room has fitted base and wall units with a worktop, an undermount sink with a swan neck mixer tap and draining grooves, tiled flooring with underfloor heating, a wall-mounted digital thermostat, and a single UPVC door providing access to the side garden.

Study

10'0" x 9'8" (3.06 x 2.95)

The study has a UPVC double-glazed window to the front elevation, underfloor heating, a wall-mounted digital thermostat, a TV point, and recessed spotlights.

Shower Room

8'7" x 3'2" (2.63 x 0.98)

This space has a concealed dual flush W/C, a wash basin with fitted storage, a shower enclosure with an overhead rainfall shower and a handheld shower head, an electrical shaving point, a chrome heated towel rail, floor to ceiling tiles, underfloor heating, recessed spotlights, and an extractor fan.

Store Room

The store room has tiled flooring with underfloor heating, and a singular recessed spotlight.

Plant Room

The plant room houses the wall-mounted boiler, and water tank.

FIRST FLOOR

Landing

14'8" x 8'9" (4.48 x 2.68)

The landing has recessed spotlights, a wall-mounted digital thermostat, a radiator, a glass-pannelled banister, and provides access to the first floor accommodation.

Master Bedroom

12'7" x 9'11" (3.86 x 3.03)

The main bedroom has a radiator, a TV point, recessed spotlights, full height UPVC double-glazed windows to the rear elevation, double French doors opening out to a decked balcony, and access into the dressing room and the en-suite.

Dressing Room

9'11" x 7'4" (3.03 x 2.25)

The dressing room has a UPVC double-glazed window to the rear elevation, a radiator, and recessed spotlights.

En-Suite

9'11" x 3'11" (3.03 x 1.20)

The en-suite has a concealed dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'11" x 11'7" (3.65 x 3.55)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, recessed spotlights, a TV point, and access into the second en-suite.

En-Suite Two

8'3" x 3'10" (2.53 x 1.18)

The second en-suite has a concealed dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

15'5" x 9'11" (4.70 x 3.04)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, and a TV point.

Bedroom Four

11'7" x 10'10" (3.54 x 3.32)

The fourth bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, and a TV point.

Bedroom Five

9'11" x 9'3" (3.04 x 2.83)

The fifth bedroom has a UPVC double-glazed window to the front elevation, a radiator, and recessed spotlights.

Bathroom

9'11" x 8'0" (3.04 x 2.44)

The bathroom has a concealed dual flush W/C, a wash basin, an electrical shaving point, a freestanding double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor to ceiling tiles, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is double-gated access to the a driveway providing ample off-road parking, arrange of shrubs, a lawned area, access into the barn, steps leading up to the front door, courtesy lighting, and access to the rear garden.

Barn

50'11" x 17'6" (15.54 x 5.34)

The barn has lighting, power points, a single door, and double doors opening out onto the driveway.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, steps leading down to a lawn, a block-paved patio area, courtesy lighting, fence panelled boundaries, and gated access.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band TBC (New Build)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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