

HoldenCopley

PREPARE TO BE MOVED

Holden Gardens, Stapleford, Nottinghamshire NG9 7GX

Guide Price £450,000 - £475,000

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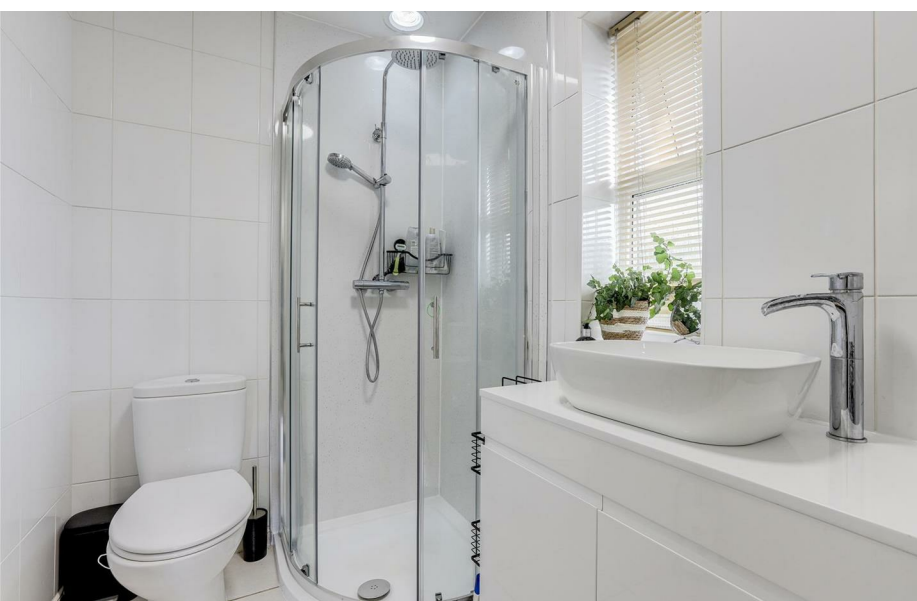
GUIDE PRICE: £450,000 - £475,000

BEAUTIFUL DETACHED HOUSE...

Nestled in a serene location, the Bryant Victoria home presents itself as a beacon of contemporary family living. Spanning two floors, this detached residence offers a wealth of space and comfort. Upon entry, a welcoming hallway greets you, complete with a convenient understairs storage cupboard. The ground floor unfolds with grace, featuring a tastefully appointed living room, an open-plan dining kitchen that invites gatherings, a separate utility room for added convenience, and a delightful conservatory bathed in natural light. Ascending to the first floor, discover four generously proportioned bedrooms, including a master suite boasting an en-suite, alongside a well-appointed family bathroom. Embracing modern living, the property is equipped with gas-fired central heating and double glazing, ensuring comfort throughout the seasons. Outside, the allure continues with off-street parking, a single garage, and meticulously landscaped front and rear gardens, offering tranquil retreats. Notable features include Porcelain tiled flooring with underfloor heating. Moreover, the property enjoys a strategic location, with esteemed educational institutions like William Lilley, Fairfield, and George Spencer Academy within easy reach. Residents also benefit from close proximity to a plethora of national and independent retailers in the nearby City Centre. For commuters, seamless travel is assured with quick access to the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway, and the Nottingham Express Tram terminus. In essence, this not just a house but a testament to refined family living, offering both luxury and convenience in equal measure.

MUST BE VIEWED





- Bryant Victoria Detached House
- Four Bedrooms
- Breakfast Kitchen With Underfloor Heating
- Utility & W/C
- Formal Living Room
- Conservatory
- Bathroom & En-Suite
- Well-Maintained Garden
- Driveway & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'10" (max) (3.96m x 2.10m (max))

This entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built under-stair cupboard, coving to the ceiling, and a single UPVC door providing access into the accommodation.

Under-Stair Storage

3'10" x 2'9" (1.19m x 0.84m)

W/C

6'2" x 2'8" (1.90m x 0.82m)

This space has a low level dual flush W/C, a pedestal wash basin, partially tiled walls, wood-effect flooring, and a UPVC double-glazed window to the elevation.

Living Room

14'0" x 13'1" (max) (4.27m x 4.00m (max))

The living room has a UPVC double-glazed bay window to the front elevation, UPVC double-glazed windows to the side elevation, coving to the ceiling, solid wood flooring, and a feature Adam-style fire surround incorporating a coal-effect fire.

Kitchen/Diner

21'0" x 9'6" (max) (6.42m x 2.91m (max))

The kitchen has a range of fitted base units with worktops and a fitted breakfast bar island, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a five-ring Zanussi gas hob, an Electrolux extractor fan and stainless steel splashback, space for an American-style fridge freezer, plinth lighting, Porcelain tiled flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, a UPVC double-glazed window to the rear elevation, and a bi-folding doors leading into the conservatory.

Utility Room

6'10" x 4'9" (2.09m x 1.47m)

The utility room has a fitted base unit with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, Porcelain tiled flooring with underfloor heating, tiled splashback, a wall-mounted boiler, and a single UPVC door providing side access.

Conservatory

20'8" x 10'11" (max) (6.32m x 3.34m (max))

The conservatory has laminate flooring, a pitched ceiling with a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Garage

16'7" x 8'3" (5.06m x 2.54m)

The garage has lighting, power points, a single UPVC door to the rear garden, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

10'7" x 8'9" (max) (3.23m x 2.68m (max))

The landing has carpeted flooring, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'0" x 12'0" (max) (3.67m x 3.66m (max))

The first bedroom has dual-aspect UPVC double-glazed windows, laminate flooring, a radiator, two in-built wardrobes, and access into the en-suite.

En-Suite

6'9" x 4'11" (2.06m x 1.51m)

The en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, fully tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'7" x 9'11" (max) (3.24m x 3.03m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and an in-built wardrobe.

Bedroom Three

11'1" x 9'4" (max) (3.39m x 2.87m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and eaves storage.

Bedroom Four

11'1" x 6'9" (max) (3.39m x 2.07m (max))

The fourth bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, and a radiator.

Bathroom

6'11" x 6'1" (2.12m x 1.87m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath

with a wall-mounted electric shower fixture and a shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

A tarmac driveway at the front of the property offers side-by-side off-street parking for two cars, bordered by block paving. Access to the garage is facilitated by an up-and-over door, with additional side access leading to the rear. A decorative arrangement of pebbles complements a shaped lawned section.

Rear

At the rear, the garden is enclosed by timber fencing and features a timber-built shed/summer house, a pond, and a paved patio area perfect for entertaining. A shaped lawn, bordered by mature bushes and shrubbery, adds to the charm. There's a personal access door into the garage at the rear, along with external lighting and a water tap. Side access leads to the front of the property.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 4G readily available / some 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe 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

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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	
		71	85

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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