

HoldenCopley

PREPARE TO BE MOVED

Wollaton Road, Beeston, Nottinghamshire NG9 2PL

£650,000

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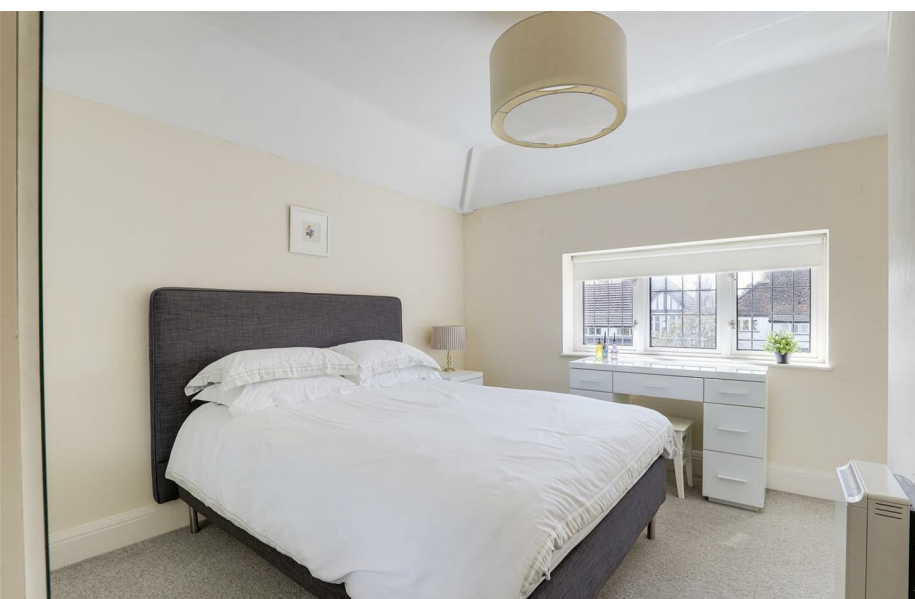


DETACHED HOUSE WITH SELF-CONTAINED ANNEXE...

Nestled in a highly coveted location, this substantial detached house exudes both charm and functionality, making it an ideal haven for a growing family. With the added advantage of a self-contained annexe, this property offers versatile accommodation spread across two floors, meticulously maintained throughout. Situated within close proximity to a plethora of local amenities, excellent transport links, including a convenient tram stop, great schools, and easy commuting access via the A52. As you step inside, you are greeted by a welcoming porch and entrance hall, setting the tone for the spaciousness that lies beyond. The ground floor boasts a generously sized living and dining room, stretching the length of the house. A modern fitted kitchen, seamlessly open to a sun lit fully insulated conservatory, invites culinary creativity, while a convenient utility room and access to the garage add to the practicality of everyday living. Completing the ground floor is an additional fitted kitchen and a cosy living area within the annexe, offering both independence and connectivity. Ascending to the first floor, four double bedrooms await, serviced by a well-appointed bathroom and separate W/C. A unique feature of the first floor is the Jack & Jill bathroom, connecting to the fifth bedroom within the annexe, ensuring both privacy and convenience for its occupants. Outside, the property continues to impress with a driveway providing ample space for multiple cars, while to the rear lies a stunning private garden, a true oasis of serenity. With its expansive lawn, meticulously maintained herbaceous borders, and multiple seating areas, this outdoor space beckons for relaxation and enjoyment, offering a peaceful retreat from the hustle and bustle of daily life.

MUST BE VIEWED





- Detached House With Self-Contained Annexe
- Five Double Bedrooms
- Two Fitted Kitchens
- Two Reception Rooms
- Two Bathroom Suites
- Ground Floor W/C & Utility
- Single Garage & Ample Off-Road Parking
- Beautiful Private Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, a UPVC double-glazed window to the front elevation, and double French doors providing access into the accommodation.

Entrance Hall

13'9" x 10'11" (4.20m x 3.34m)

The entrance hall has wooden flooring, wood-panelled feature walls, carpeted stairs, an in-built under-stair cupboard, a wood-framed obscure window to the front elevation, and a single wooden door with glass inserts via the porch.

Living & Dining Room

12'0" x 32'3" (3.66m x 9.83m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, two ceiling roses, a dado rail, space for a dining table, a TV point, a chimney breast alcove with a log-burning stove, exposed brick recess and tiled hearth, three radiators, and a sliding patio door opening out to the rear garden.

W/C

2'10" x 6'2" (0.87m x 1.89m)

This space has a low level dual flush W/C, a wash basin, a chrome towel rail, tiled flooring, partially tiled walls, and an extractor fan.

Kitchen

19'11" x 10'11" (6.08m x 3.33m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink with a swan neck mixer tap and drainer, an integrated Siemens* double oven, a five-ring gas hob with an extractor fan and splashback, an in-built wine rack, an integrated fridge freezer, space and plumbing for a dishwasher, space for a dining table, tiled flooring, two in-built double door cupboards, a recessed chimney breast alcove with a log-burner and tiled hearth, a TV point, recessed spotlights, two radiators, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access, and open access into the conservatory.

Conservatory

11'2" x 9'9" (3.41m x 2.99m)

The conservatory has tiled flooring, recessed spotlights, a polycarbonate roof with internal insulation, a range of UPVC double-glazed stained-glass windows to the side and rear elevation, and double French doors opening out to the rear garden.

Utility Room

9'6" x 8'8" (2.90m x 2.66m)

The utility room has fitted base units with rolled-edge worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for various other appliances, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the garden, and an internal door leading into the garage.

Garage

20'3" x 8'8" (6.19m x 2.65m)

The garage has power points, lighting, and double doors opening out onto the front driveway.

Kitchen - Annexe

5'8" x 13'6" (1.75m x 4.12m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a wall-mounted electric storage heater, recessed spotlights, open plan to the living room, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access.

Living Room

10'3" x 12'11" (3.14m x 3.96m)

The living room has a UPVC double-glazed window to the front and side elevation, carpeted flooring, a plate rack, a wall-mounted electric storage heater, a TV point, and stairs leading to the first floor of the annexe.

FIRST FLOOR

Landing

8'0" x 14'4" (2.46m x 4.38m)

The landing has carpeted flooring, a picture rail, panelled feature walls, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'4" x 12'0" (4.39m x 3.66m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

10'11" x 11'11" (3.35m x 3.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, a fitted wardrobe, an in-built wardrobe, and access into the Jack'n'Jill bathroom.

Bedroom Three

10'11" x 11'11" (3.35m x 3.65m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a fitted wardrobe.

Bedroom Four

7'10" x 11'0" (2.39m x 3.36m)

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

Bathroom

8'5" x 5'7" (2.57m x 1.72m)

The bathroom has a wash basin with storage underneath, a double-ended panelled bath with central taps, a corner fitted shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

W/C

6'7" x 2'11" (2.02m x 0.89m)

This space has a low level flush W/C, wood-effect flooring, partially tiled walls, an extractor fan, and access to the boarded loft with lighting via a drop-down ladder.

Jack & Jill Bathroom

8'7" x 10'5" (2.62m x 3.20m)

This bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Five

12'11" x 12'11" (3.95m x 3.94m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a wall-mounted electric heater.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access into the single garage.

Rear

Behind the house lies a secluded garden featuring a block-paved patio, gravelled sections, a well-maintained lawn, a variety of trees, plants, and shrubs, as well as a greenhouse, shed, herbaceous borders, and fence panelling.

ADDITIONAL INFORMATION

- Broadband – Fibre
- Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All Voice & 4G / Some 3G & 5G available
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – Low risk of flooding
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

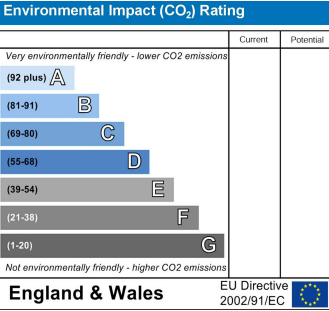
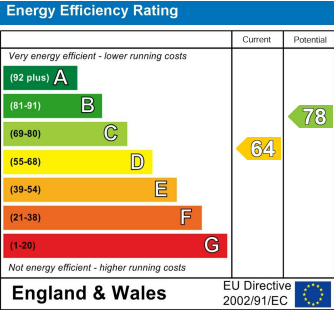
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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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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