

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 3AP

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Guide Price £700,000 - £750,000



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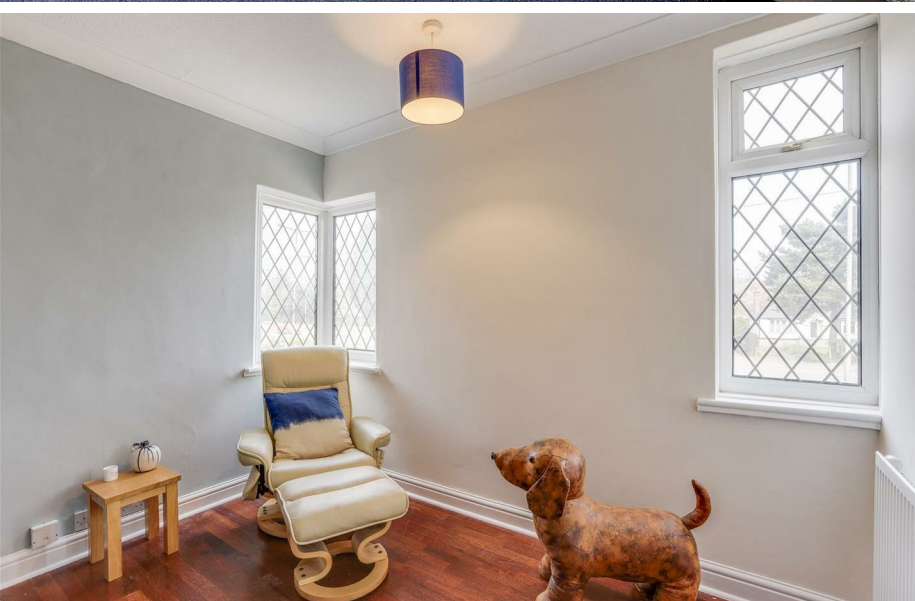
## DETACHED FAMILY HOME...

This exceptional detached family home offers both space and convenience, making it an ideal choice for modern living. Situated with excellent transport links via the A52, this property is just a short distance from the picturesque Wollaton Park Lake and within easy reach of shops, schools, and local amenities. The spacious interior begins with an inviting entrance hall leading to a generously sized living-dining room, perfect for both relaxation and entertaining. The well-appointed kitchen diner features stylish breakfast bars, a range of integrated appliances, and elegant double French doors opening onto the rear garden, seamlessly connecting indoor and outdoor spaces. A utility room, also with French doors, provides additional access to the large, light-filled orangery and a versatile extension, while a convenient ground-floor W/C completes this level. Upstairs, five well-proportioned bedrooms provide ample accommodation, with bedrooms one and two sharing a modern Jack & Jill three-piece bathroom suite. A luxurious four-piece family bathroom is also situated on the first floor. Externally, the property boasts a gravelled driveway with ample parking, an outside tap, a wall-mounted key safe, and access to the garage. The beautifully landscaped south-facing rear garden is a true highlight, featuring a gravelled patio, a seating area, barked planted borders, a variety of mature trees and shrubs, a lawn, a shed, and a secure fence and hedged boundary, offering both privacy and tranquillity.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Living/Dining Room
- Fitted Kitchen Diner & Utility Room
- Orangery
- Four-Piece Bathroom Suite
- Jack & Jill En-Suite
- Study
- Garage & Driveway
- Enclosed Rear Garden











GROUND FLOOR

Entrance Hall

13'9" x 9'11" (max) (4.20m x 3.03m (max))

The entrance hall has a UPVC double glazed stained glass window to the front elevation, engineered wood flooring, carpeted stair, a picture rail, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

6'2" x 5'3" (1.88m x 1.61m )

This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, a wall-mounted alarm keypad, and a painted floor.

Living/Dining Room

28'2" x 16'1" (max) (8.60m x 4.91m (max))

The living dining room has s UPVC double glazed window to the front elevation, two radiators, a TV point, an original Inglenook open fireplace, engineered wood flooring, and double French doors opening to the orangery.

Kitchen/Diner

26'5" x 10'4" (max) (8.06m x 3.16m (max))

The kitchen diner has a range of fitted bespoke hand made base and wall units with worktops and breakfast bars, undercover cupboard lights and plinth lights, a stainless steel sink and a half with a mixer tap and a black glass drainer, an integrated combi oven, an integrated double oven, a cupboard housing a coffee machine, an integrated oven, an integrated microwave, a black glass gas ring hob and extractor fan, a vertical radiator, a full height integrated fridge, a full height integrated freezer, an integrated dishwasher, an integrated wine cooler, recessed spotlights, coving to the ceiling, brick wall effect splash back, tiled flooring. UPVC double glazed windows to the front and rear elevation, and double French doors opening to the rear garden.

Utility Room

10'11" x 9'10" (3.35m x 3.02m )

The utility room has tiled flooring, floor to ceiling units, fitted base units housing the washing machine and tumble dryer, a double cupboard, coving to the ceiling, recessed spotlights, and double French doors opening to the orangery.

Orangery

21'3" x 19'0" (max) (6.48m x 5.81m (max))

The orangery has Indian stone flooring with under floor heating, a radiator, three skylights, recessed spotlights, three UPVC double glazed windows to the rear and side elevation, double French doors opening out to the rear garden, and a UPVC door opening to the side elevation.

Extension

15'5" x 12'5" (4.72m x 3.81m )

The extension has exposed walls, and flooring.

FIRST FLOOR

Landing

9'10" x 6'6" (max) (3.01m x 2.00m (max))

The landing has carpeted flooring, coving to the ceiling, a ceiling rose, and access to the first floor accommodation.

Corridor

12'10" x 3'3" (3.93m x 1.00m )

The corridor has coving to the ceiling, and carpeted flooring.

Bedroom One

14'4" x 12'10" (4.37m x 3.93m )

The first bedroom has a UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, a ceiling rose, a range of fitted wardrobes, access into the loft, carpeted flooring, and access into the jack and Jill en-suite.

Jack & Jill Bathroom

11'9" x 7'1" (3.60m x 2.18)

The newly refurbished Jack & Jill bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a shaver socket a chrome heated towel rail, floor-to-ceiling tiling, and Herringbone style flooring.

Bedroom Two

13'10" x 11'9" (4.22m x 3.60m )

The second bedroom has a UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling, engineered wood flooring, and access into the jack and Jill bathroom.

Bedroom Three

11'3" x 10'7" (3.45m x 3.23m )

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, and engineered wood flooring.

Bedroom Four

12'10" x 8'4" (3.93m x 2.55m )

The fourth bedroom has a UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling a ceiling rose, fitted wardrobes, and engineered wood flooring.

Bedroom Five

9'11" x 8'9" (3.04m x 2.69m )

The fifth bedroom has UPVC double glazed windows to the front and side elevation, a radiator, coving to the ceiling a ceiling rose, a fitted wardrobe, and engineered wood flooring.

Study

10'6" x 9'5" (max) (3.21m x 2.89m (max))

The study has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and engineered wood flooring.

Bathroom

10'9" x 9'9" (max) (3.28m x 2.99m (max))

The newly refurbished bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with central mixer taps and a handheld shower hose, a shower enclosure with a rainfall and handheld shower fixture, a shaver socket, a chrome heated towel rail, a wall-mounted boiler, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is an outside tap, a wall-mounted EV Charger, a gravelled driveway for a number of vehicles, access to the garage, and double gated.

Garage

27'11" x 11'8" (max) (8.28m x 3.58m (max))

The garage has double French doors opening to the extension, base units with a sink, lighting, electrics, ample storage, and a roller door opening onto the driveway.

Rear

To the rear of the property is an enclosed south facing garden, with a gravelled patio area, planted areas, a patio seating, barked planted borders, various establish trees and bushes, a lawn, a shed, and a fence and hedged boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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:

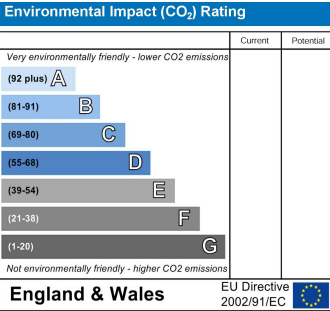
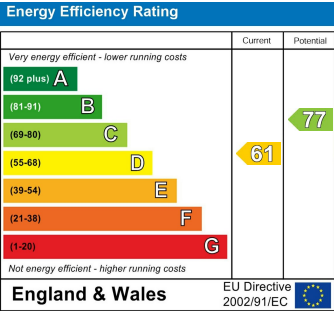
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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