

# HoldenCopley

PREPARE TO BE MOVED

Ireton Grove, Attenborough, Nottinghamshire NG9 6BJ

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Guide Price £525,000



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Guide Price: £525,000 - £550,000

PREPARE TO BE IMPRESSED...

This award-winning, bespoke-built family home, known as the "Solar House" for its clever use of glass and insulation, was constructed in the late 1980s and offers spacious accommodation ideal for a growing family seeking something truly unique. Located in a quiet cul-de-sac in the highly sought-after Attenborough area, the property is just a short walk from Attenborough Train Station and a range of local amenities, including the beautiful Attenborough Nature Reserve. Nestled between Long Eaton and Beeston town centres, it benefits from excellent transport links, with easy access to the A52, M1 Motorway, and rail connections, making it perfect for commuters. Inside, the ground floor features an inviting entrance hall and a secondary porch boasting impressive double-height windows. The spacious living room, complete with a traditional fireplace, flows seamlessly into the dining area. There's also a fitted breakfast kitchen, utility room, rear porch/conservatory, and a convenient downstairs WC. Upstairs, a striking landing with a curved wall leads to a generous master bedroom with fitted wardrobes and a four-piece en-suite bathroom. There are two further double bedrooms, a versatile single bedroom / office, and a four-piece family bathroom. Outside, the property benefits from a bespoke wrap-around garden, thoughtfully designed with decking, a wooden walkway pergola, a pond, and beautifully enclosed by mature trees, including some rare plant species. Off-road parking for two cars is also provided via the driveway.

MUST BE VIEWED







- Award-Winning Architect-Designed Home
- Four Bedrooms
- Two Large Reception Rooms
- Fitted Kitchen With Separate Utility
- Tall Ceilings With Ample Windows For Natural Light
- Four-Piece Bathroom & En-Suite
- Bespoke Designed Private Garden
- Driveway For Two Cars
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'11" x 16'3" (1.81m x 4.96m)  
The entrance hall features quarry tiled flooring, exposed internal brick walls, a radiator, and a wooden staircase leading to the first floor. A single wooden door provides access into the main accommodation.

WC

4'9" x 4'2" (1.47m x 1.29m)  
This space has a low level flush WC, a wash basin, tiled splashback, quarry tiled flooring, a radiator, and a double-glazed window.

Porch

13'4" x 6'9" (4.07m x 2.07m)  
The porch features quarry tiled flooring, exposed brick walls, full-height wood-framed double-glazed windows, a circular feature window, and a Velux roof window. A single wood-framed door providing secondary access into the accommodation.

Living Room

23'7" x 12'2" (7.19m x 3.71m)  
The living room is finished with solid wood flooring and boasts an exposed brick feature wall with a traditional brick fireplace, raised hearth, and wooden mantelpiece. There's a radiator for comfort, full-height double-glazed windows allowing plenty of natural light, and an open-plan layout into the dining room, framed by a brick pillar and wooden beam.

Dining Room

12'0" x 18'2" (3.66m x 5.54m)  
The dining room is laid with solid wood flooring and includes a radiator, a double-glazed window, and a single door leading out to the garden. It also offers open access into the kitchen, creating a seamless flow between the two spaces.

Kitchen

14'0" x 10'8" (4.29m x 3.27m)  
The kitchen is fitted with a range of base and wall units with rolled-edge worktops and a breakfast bar, along with a sink and a half featuring a mixer tap and drainer. Integrated appliances include a Bosch double oven and an electric hob with an extractor fan. There's space and plumbing for a dishwasher, a tiled splashback, quarry tiled flooring, a partially panelled ceiling, and two double-glazed windows allowing for plenty of natural light.

Utility Room

11'4" x 6'10" (3.47m x 2.09m)  
The utility room is fitted with base and wall units, rolled-edge worktops, and a splashback, along with a stainless steel sink featuring a mixer tap and drainer and a freestanding tall fridge. There's space and plumbing for both a washing machine and a separate tumble dryer. The room also includes quarry tiled flooring, a fitted shelving unit, a double-glazed window, and open access into the rear porch.

Rear Porch

5'9" x 6'5" (1.77m x 1.96m)  
The rear porch has quarry tiled flooring, internal brick walls, a wood-panelled ceiling, full height double-glazed windows, and a single door providing access to the garden.

FIRST FLOOR

Landing

The landing features carpeted flooring, exposed brick walls, a striking curved wall with a central chandelier above the staircase, a slatted wood-panel ceiling and provides access to the first floor accommodation. Additionally, there is a wooden balustrade overlooking the staircase below and access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

12'5" x 12'11" (3.79m x 3.94m)  
The first bedroom benefits from a double-glazed window, carpeted flooring, fitted wardrobes with mirrored doors, a radiator, and direct access to a private en-suite.

En-Suite

8'1" x 7'7" (2.48m x 2.33m)  
The en-suite is fitted with a low level flush WC, a bidet, and a sunken wash basin with storage beneath, complemented by a large wall-mounted mirror. There's a shower enclosure with a bi-folding door and grab handles, partially tiled walls, carpeted flooring, a radiator with a chrome towel rail, and a skylight window providing natural light.

Bedroom Two

14'3" x 11'0" (4.36m x 3.37m)  
The second bedroom has a double-glazed window, carpeted flooring, an in-built cupboard, and a radiator.

Bedroom Three

15'3" x 9'10" (4.67m x 3.01m)  
The third bedroom has a double-glazed window, carpeted flooring, fitted wardrobes with mirrored doors, and a radiator.

Bedroom Four / Office

13'0" x 6'6" (3.97m x 1.99m)  
The fourth bedroom / office has a double-glazed window, a louvered window, carpeted flooring, and a radiator.

Bathroom

9'9" x 10'4" (2.98m x 3.15m)  
The bathroom has a concealed flush WC, a bidet, a pedestal wash basin, a wall-mounted mirror, a corner fitted panelled bath, floor-to-ceiling tiles, carpeted flooring, a radiator with a chrome towel rail, and obscure windows.

OUTSIDE

Outside, the property boasts a private wrap-around garden featuring decked and gravelled areas, a wooden walkway pergola, a garden shed, and a variety of mature trees, plants, and shrubs – including some rare and unusual species. There's also a pond, a garden seat, and the entire space is beautifully enclosed by surrounding trees, offering a sense of seclusion. Additionally, the property benefits from off-road parking.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – 3G / 4G / 5G  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Low risk for rivers & sea / very low risk for surface water  
Non-Standard Construction – No  
Any Legal Restrictions – Please Note: The property is subject to a number of covenants, including restrictions on business use, the keeping or breeding of animals (other than domestic pets), and a building line set 8 feet back from Ireton Grove. There is also a right of access granted to a neighbouring property for the purpose of fence maintenance. Further details are available on request.  
Other Material Issues – No

DISCLAIMER

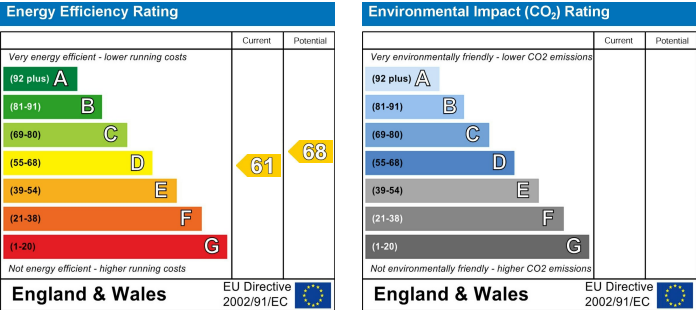
Council Tax Band Rating - Broxtowe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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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