

HoldenCopley

PREPARE TO BE MOVED

Main Street, Upton, Nottinghamshire NG23 5ST

Guide Price £475,000 - £500,000

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SIMPLY STUNNING...

This exquisite detached cottage stands as a testament to the discerning taste and dedication of its current owners, who have meticulously transformed this period property into a breathtaking home through a comprehensive refurbishment, skillfully preserving its original charm. Notable features include sliding sash windows and exposed timber beams, adding character and authenticity. The property showcases a thoughtfully extended kitchen diner, boasting contemporary elements such as modern units, a Silestone-topped island, integrated appliances, a roof lantern, and bi-folding doors, creating a seamless and open-plan living space. With ample space throughout, this residence is an ideal haven for any family buyer. Nestled in a highly esteemed and tranquil location, surrounded by picturesque countryside, it offers easy access to amenities. Internally, the ground floor seamlessly combines a lounge diner with a high-spec breakfast kitchen, featuring bi-folding doors that open to a meticulously maintained garden. Additional features on this level include a utility room, a W/C, a bedroom, a dressing room, and an en-suite. The first floor houses two additional bedrooms, each enjoying en-suites, with the master bedroom also featuring a dressing room. The outdoor space is equally enchanting, with a courtyard driveway providing ample off-road parking for multiple vehicles, and a south-facing landscaped garden. Noteworthy is there has previously been approved planning permission for a Car Parking Barn, adding to the property's allure.

MUST BE VIEWED





- Detached Cottage
- Three Bedrooms
- Modern Kitchen
- Lounge Diner With Log-Burner
- Three En-Suites
- Two Dressing Rooms
- New & Original Features
- Generous Sized South-Facing Garden
- Off Road Parking
- Countryside Location





GROUND FLOOR

Entrance Porch

The entrance porch has a recessed spotlight, wood effect flooring and provides access into the accommodation

Living Room

25'0" x 11'10" (7.64 x 3.63)

The living room has exposed beams on the ceiling, two radiators, two timber double glazed windows, a UPVC double glazed window, an aerial point, a log burner with a feature brick surround and space for a dining table

Kitchen Diner

14'4" x 13'1" (4.39 x 3.99)

The kitchen diner has a range of base and wall units with Silestone worktops and a breakfast bar that seats two, an inverted sink with mixer taps, three integrated Neff ovens, an integrated microwave, an induction hob, a warming plate, an integrated wine cooler, an integrated dishwasher, space for a fridge freezer, recessed spotlights on the ceiling, exposed brick feature walls, a skylight window and bi-folding doors opening out to the garden

Utility Room / Pantry

18'8" x 5'1" (5.71 x 1.57)

The utility room has a range of fitted units with a Silestone work surface, space and plumbing for a washing machine and space for a tumble dryer

Study / Snug Area

The study / snug area has a radiator, carpeted flooring, a glass and stainless steel banister and a UPVC double glazed window

Cloakroom

This space has a low level flush WC, a hand wash basin with a base cupboard, a radiator, an extractor fan and part tiled walls

Bedroom Three

10'8" x 10'7" (3.27 x 3.25)

The third bedroom has a UPVC double glazed window, two Velux windows, carpeted flooring, a radiator, exposed beams on the ceiling, a walk in storage space and access to an en-suite / dressing room

En-Suite

7'8" x 4'6" (2.35 x 1.39)

The en-suite has a low level flush WC, a hand wash basin vanity unit, a shower enclosure, an extractor fan, part tiled walls, a heated towel rail and recessed spotlights

Dressing Room

5'9" x 5'6" (1.76 x 1.68)

The dressing room has a radiator, carpeted flooring, a timber double glazed window and a fitted sliding mirror door wardrobe

FIRST FLOOR

Landing

The landing has a radiator, carpeted flooring, a storage cupboard which houses a cylinder, a loft hatch, recessed spotlights and provides access to the first floor accommodation

Master Bedroom

12'1" x 11'11" (3.69 x 3.65)

The main bedroom has a timber double glazed window, a UPVC double glazed window, a radiator, carpeted flooring, a loft hatch, access to a dressing room and access into the en-suite

Dressing Room

7'3" x 4'0" (2.21 x 1.24)

The master dressing room has carpeted flooring, a radiator, a timber double glazed window, recessed spotlights and a fitted sliding mirror door wardrobe

En-Suite

8'3" x 5'6" (2.52 x 1.69)

The master en-suite has a low level flush WC, a hand wash basin with a vanity unit, a shower enclosure, an extractor fan, part tiled walls and a heated towel rail

Bedroom Two

10'9" x 8'4" (3.29 x 2.55)

The second bedroom has a UPVC double glazed window, carpeted flooring, recessed spotlights, a radiator and access into an en-suite

En-Suite

7'2" x 5'5" (2.19 x 1.67)

The second en-suite has a low level flush WC, a hand wash basin, a shower enclosure, a heated towel rail, an extractor fan, part tiled walls and a UPVC double glazed window

OUTSIDE

Front

To the front of the property is a courtyard style walled garden with gated access

Rear

To the rear of the property is a private enclosed south facing garden with a patio area that is partially covered, a lawn, a garden planter, flowerbeds, outdoor lighting, an outhouse and a log store

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach available

Broadband Speed - Standard available - 26 Mbps (Highest available download speed) 2 Mbps (Highest available upload speed)

Phone Signal – All voice available, some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - low risk area

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

OTHER SALES INFO: Previously had planning permission granted for a Car Parking Barn REF: 15/02090/FUL on Newark & Sherwood Public Access Site

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District 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:

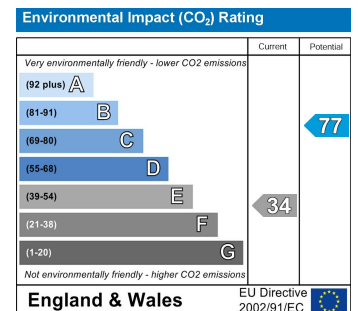
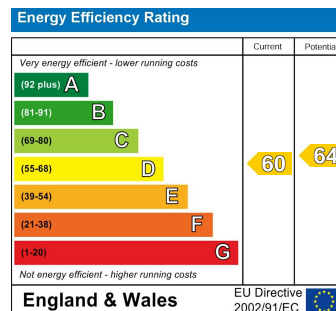
Property Tenure is Freehold

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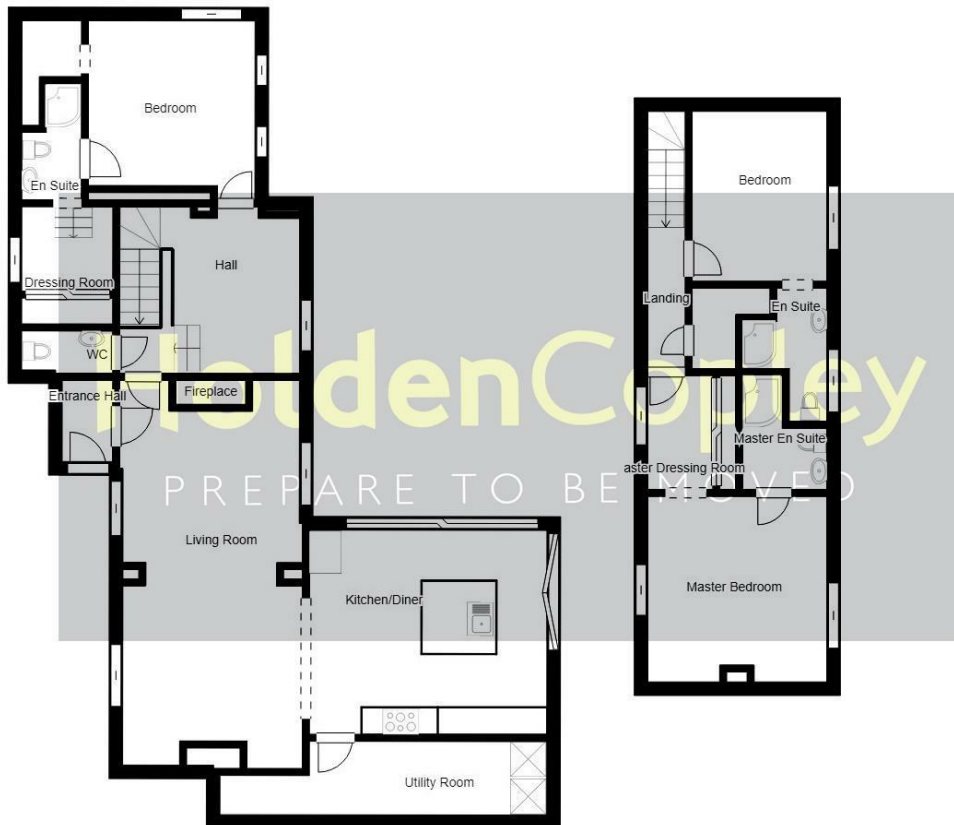
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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