

# HoldenCopley

PREPARE TO BE MOVED

Tamarix Close, Gedling, Nottinghamshire NG4 4AJ

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Offers In The Region Of £550,000 - £650,000



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## BEAUTIFUL DETACHED FAMILY HOME... NO CHAIN

Nestled within a secluded cul-de-sac, this exquisite four-bedroom detached family home exudes elegance and sophistication. Situated on a private drive in Gedling, it offers both tranquility and convenience, with easy access to local amenities and transportation links to Nottingham City Centre, Mapperley, and Southwell, as well as being within catchment to excellent schools including All Hallows CofE Primary School, Willow Farm School and more. Boasting a modern design, the accommodation spans two meticulously presented floors. The ground floor welcomes you with a spacious living room, a sleek and contemporary fitted kitchen complete with a breakfast bar and integrated appliances, a separate utility room, and a convenient W/C. Ascend the stairs to the first floor, where a generously sized landing offers the perfect space for an open study area, snug or play area, enhanced by double French doors leading out to a charming Juliet-style balcony. Four double bedrooms await, including luxurious en-suites for two of the main bedrooms, providing a retreat of comfort and style. Completing the upper level is a pristine family bathroom. This residence is equipped with UPVC double glazing, gas central heating, and a comprehensive security alarm system, ensuring utmost peace of mind. Outside, a block-paved driveway leads to the double garage, featuring an electric door for added convenience. The rear of the property boasts a block-paved patio area and a beautifully landscaped tiered lawn garden, adorned with lush plants and shrubs, all enclosed by fencing, offering a private oasis for relaxation and entertaining alike.

MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms
- Modern Breakfast Kitchen
- Spacious Living Room
- Utility & W/C
- Three Bathroom Suites
- Low Maintenance Garden
- Driveway & Double Garage
- Quiet Cul-De-Sac Location
- No Chain











## GROUND FLOOR

### Entrance Hall

16'0" x 10'2" (max) (4.88m x 3.11m (max))

The entrance hall has tiled and carpeted flooring, a radiator, coving to the ceiling, an in-built cloak cupboard, a wall-mounted security alarm panel, a UPVC double-glazed obscure window to the front elevation, and a composite door providing access into the accommodation.

### W/C

7'5" x 3'11" (max) (2.28m x 1.21m (max))

This space has a low level dual flush W/C, a wash basin with fitted storage, tiled splashback, tiled flooring, a radiator, a chrome heated towel rail, recessed spotlights, coving to the ceiling, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Living Room

18'5" x 16'5" (max) (5.63m x 5.01m (max))

The living room has carpeted flooring, coving to the ceiling, two radiators, a recessed chimney breast alcove with exposed brick, a wooden mantelpiece and tiled hearth, a TV point, two UPVC double-glazed windows to the front and rear elevation, and double French doors opening out to the garden.

### Kitchen/Diner

18'5" x 16'2" (max) (5.62m x 4.95m (max))

The kitchen has a range of fitted base and wall units with Granite worktops, under-cabinet lighting, a feature breakfast bar island, space for a range cooker, an extractor fan and stainless steel splashback, an integrated CDA microwave, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, space for an American-style fridge freezer, tiled flooring, recessed spotlights, two radiators, a TV point, a UPVC double-glazed window to the side and rear elevation, and double French doors opening out to the garden.

### Utility Room

8'7" x 5'10" (2.62m x 1.78m)

The utility room has a fitted base unit and worktop, a stainless steel sink with a mono mixer tap and drainer, space and plumbing for a washing machine and a separate tumble-dryer, tiled flooring, a wall-mounted boiler, a radiator, coving to the ceiling, an extractor fan, and a UPVC double-glazed window to the side elevation.

### Double Garage

16'5" x 16'0" (5.02m x 4.90m)

The double garage has lighting, and an electric up and over door opening out onto the front driveway.

## FIRST FLOOR

### Landing / Snug

25'7" x 11'10" (max) (7.80m x 3.63m (max))

The landing, with a snug area, has carpeted flooring, a double in-built storage cupboard, an in-built airing cupboard, coving to the ceiling, two radiators, access to the boarded loft with lighting via a drop-down ladder, double French doors opening out to a Juliet-style balcony, and provides access to the first floor accommodation.

### Bedroom One

17'9" x 16'7" (max) (5.43m x 5.08m (max))

The first bedroom has carpeted flooring, two radiators, a fitted sliding door wardrobe, two UPVC double-glazed windows to the front elevation, and access into the wet room en-suite.

### Wet Room En-Suite

7'4" x 6'1" (2.25m x 1.86m)

This space has a low level dual flush W/C, a pedestal wash basin, an overhead rainfall shower head and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, coving to the ceiling, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

14'1" x 12'1" (max) (4.30m x 3.69m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and access into the second en-suite.

### En-Suite

9'2" x 5'11" (max) (2.80m x 1.81m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a radiator, recessed spotlights, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

12'1" x 10'0" (3.69m x 3.06m)

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

### Bedroom Four

13'3" x 9'8" (max) (4.05m x 2.96m (max))

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

## Bathroom

11'0" x 6'9" (max) (3.37m x 2.07m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a double-ended bath with central taps, a chrome heated towel rail, partially tiled walls, tiled flooring, coving to the ceiling, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with access into the garage, courtesy lighting, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed south-east facing garden with a block-paved patio area, courtesy lighting, steps leading up to two artificial lawns, a further patio area, various trees, plants and shrubs, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling 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

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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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### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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