

HoldenCopley

PREPARE TO BE MOVED

Main Road, Bulcote, Nottinghamshire NG14 5GT

Guide Price £650,000 - £700,000

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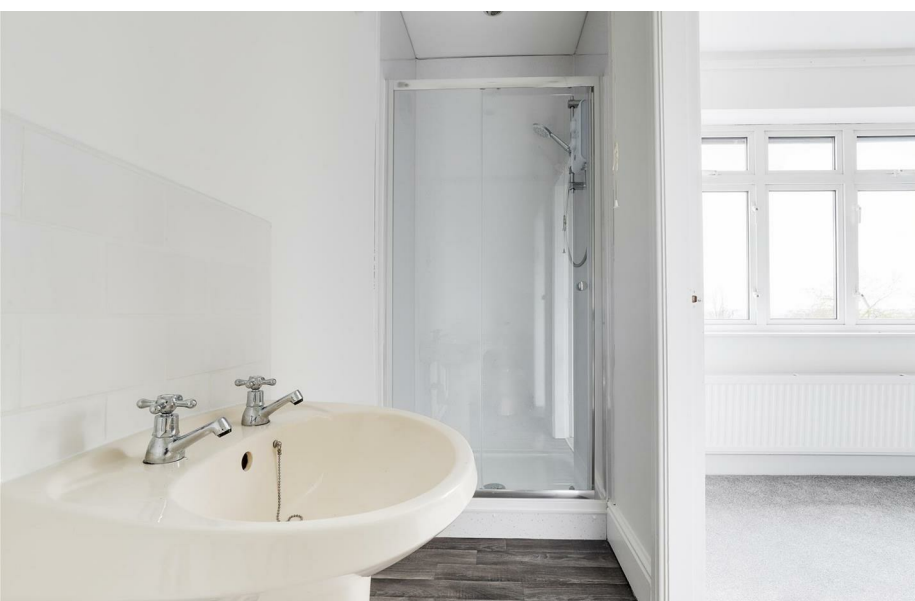
GUIDE PRICE £650,000 - £700,000

PREPARE TO BE IMPRESSED...

Welcome to this stunning four-bedroom substantial detached house, boasting a desirable absence of upward chain. Nestled in a sought-after location enveloped by picturesque countryside, this property offers an idyllic retreat in a charming village setting while remaining conveniently close to local amenities and excellent commuting links. Step inside this impressive property to discover a wealth of living space on the ground floor, featuring two generously proportioned reception rooms perfect for entertaining or relaxation. The spacious fourth bedroom offers versatility with access to a wet room. The fitted kitchen seamlessly flows into the conservatory, creating a bright and inviting space ideal for casual dining or enjoying scenic views. A convenient utility room and W/C complete the ground floor layout. Ascending to the upper level comprises three spacious double bedrooms and a well-appointed three-piece bathroom suite, catering to the needs of all occupants. Additionally, the master bedroom boasts the convenience of its own en-suite for added comfort and privacy. Outside, the front of the property welcomes you with electric gated access to a sizable driveway with access to the double garage, ensuring ample off-road parking. The well-maintained front lawn, adorned with a variety of plants and shrubs, adds to the property's kerb appeal. The private enclosed rear garden beckons with its serene ambiance, offering a lawn and a delightful patio seating area, while an array of plants and shrubs create a perfect space to enjoy the outdoors. Additionally, towards the rear of the property, you'll discover three brick-built sheds that provide versatility for hobbies and outdoor storage. They are equipped with a power supply and courtesy lighting.

The plot of land to the right of the property is optional to purchase at an extra cost.





- Substantial Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Conservatory
- En-Suite, Family Bathroom & Wet Room
- Driveway & Double Garage
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Porch

7'8" x 2'7" (2.36 x 0.79)

The porch has carpeted flooring, courtesy lighting, UPVC double-glazed full-height windows and double French doors providing access into the accommodation.

Hallway

10'3" x 8'7" (3.13 x 2.63)

The hallway has carpeted flooring, a radiator, feature panelled walls, stained glass windows to the front elevation and a single door providing access from the porch.

Living Room

29'0" x 18'6" (8.85 x 5.66)

The L shape living room has carpeted flooring, three radiators, cornices to the ceiling, two ceiling roses, a log burner with a tiled hearth and an exposed brick surround, a bay window to the front elevation, three UPVC double-glazed windows to the side and rear elevation and double French doors open to the rear garden.

W/C

6'6" x 5'11" (2.00 x 1.81)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator and wood-effect flooring.

Dining Room

13'5" x 12'0" (4.11 x 3.66)

The dining room has carpeted flooring, a radiator, a picture rail, a ceiling rose, a feature fireplace with a decorative surround and a bay window to the front elevation.

Conservatory

14'11" x 11'5" (4.57 x 3.49)

The conservatory has carpeted flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

16'3" x 13'6" (4.97 x 4.13)

The kitchen has a range of fitted base and wall units with worktops, a double sink with a swan neck mixer tap, an integrated oven & microwave combi oven, an integrated gas hob, an integrated dishwasher, an integrated fridge freezer, an extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

11'1" x 9'7" (3.38 x 2.93)

The utility room has worktops with a stainless steel sink with a drainer and taps, partially tiled walls, tiled flooring, an in-built storage cupboard, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Bedroom Four / Family Room

16'4" x 16'3" (4.98 x 4.97)

The fourth bedroom has carpeted flooring, two radiators, a picture rail, fitted shelves, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the front of the property.

Wet Room

7'8" x 4'0" (2.34 x 1.22)

The wet room has a low-level dual flush W/C, a pedestal wash basin, an electric shower fixture, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, a radiator and tiled flooring.

FIRST FLOOR

Landing

8'2" x 7'6" (2.50 x 2.31)

The landing has carpeted flooring, a radiator and two stained glass windows to the front and rear elevations.

Open Study Area

12'1" x 10'10" (3.69 x 3.32)

The open study area has carpeted flooring, a radiator, power sockets and a UPVC double-glazed window to the rear elevation.

Master Bedroom

21'8" x 17'2" (6.62 x 5.24)

The main bedroom has carpeted flooring, two radiators, access to the en-suite and two UPVC double-glazed windows to the front and rear elevations.

En-Suite

10'11" x 3'2" (3.35 x 0.99)

The en-suite has a low-level flush W/C, a pedestal wash basin with a tiled splashback, a shower enclosure with an electric shower fixture, a wall-mounted electric shaving point, a radiator, an extractor fan, a waterproof splashback, recessed spotlights and vinyl flooring.

Bedroom Two

17'0" x 11'6" (5.19 x 3.52)

The second bedroom has carpeted flooring, two radiators, coving to the ceiling, a bay window to the front elevation and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'2" x 11'10" (3.72 x 3.63)

The third bedroom has carpeted flooring, a radiator, fitted shelves and a bay window to the front elevation.

Bathroom

8'9" x 7'11" (2.67 x 2.43)

The bathroom has a low-level flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, an extractor fan, recessed spotlights, access to the loft, tiled flooring, vinyl flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is electric gated access to the large driveway with access to the double garage providing ample off-road parking, a lawn, a range of plants and shrubs, courtesy lighting, a hedge boarder, and access to the rear garden

Lean-To

26'10" x 7'2" (8.20 x 2.19)

The lean-to has courtesy lighting, a power supply, two windows to the side elevation and gated access to the rear garden.

Garage

20'11" x 19'7" (6.38 x 5.98)

The double garage has courtesy lighting, a power supply, ample storage space and an electric-operated door providing access.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, access to the sheds, arrangement of plants and shrubs and hedge borders.

Shed

7'11" x 7'3" (2.43 x 2.23)

The shed has a power supply, courtesy lighting, ample storage space, a UPVC double-glazed window and a single UPVC door providing access inside.

Shed

14'7" x 5'6" (4.46 x 1.69)

The shed has courtesy lighting, ample storage space and a single UPVC door providing access inside.

Shed

7'11" x 7'4" (2.43 x 2.24)

The shed has a power supply, courtesy lighting, ample storage space and UPVC double door providing access inside.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest

upload speed at 6Mbps

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

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 - Newark and Sherwood District 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

The plot of land to the right of the property is optional to purchase at an extract cost.

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 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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