

# HoldenCopley

PREPARE TO BE MOVED

Church Street, Lambley, Nottinghamshire NG4 4QB

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**Guide Price £550,000**

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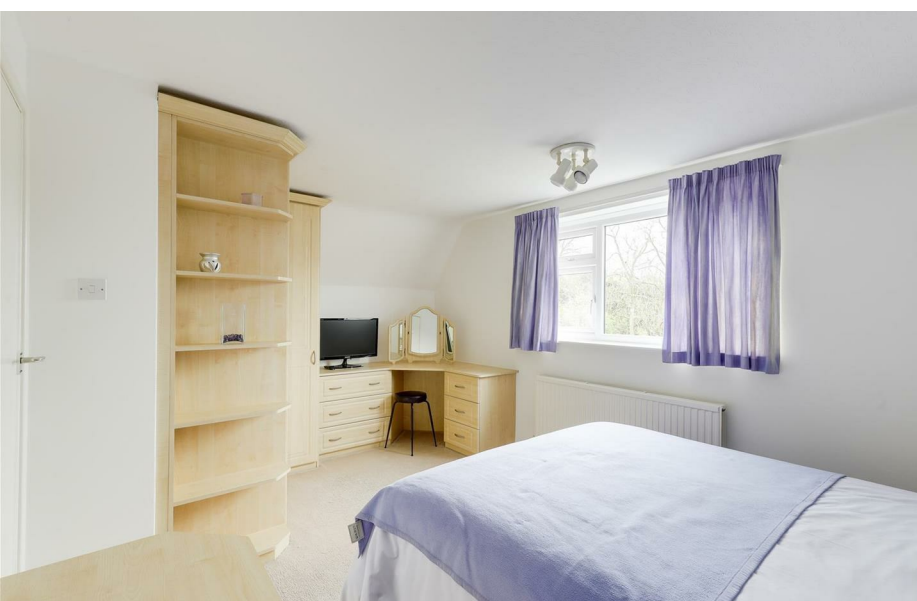
GUIDE PRICE: £550,000 - £600,000

LOCATION, LOCATION, LOCATION...

Nestled in the highly coveted Lambley village, this charming four-bedroom detached house offers a serene retreat amidst a backdrop of picturesque countryside. Boasting an array of conveniences such as local pubs, and effortless commuting links, this residence promises the perfect blend of rural tranquility and modern amenities. Stepping through the porch, you're greeted by a delightful L-shaped dining room/lounge, leading seamlessly into a spacious breakfast kitchen. Beyond lies a generously proportioned office, complete with fitted furniture, ideal for those seeking a dedicated workspace. Adjacent, a utility room offers added practicality with a convenient shower and toilet. Ascending to the first floor reveals three double bedrooms, alongside a cosy single, complemented by a main bathroom and an indulgent en-suite off the master bedroom. Outside, a driveway accommodating multiple vehicles leads to a garage, primarily utilised for storage. To one side of the property is a low maintenance courtyard, and to the other side, a sprawling south-facing garden beckons, boasting a patio area perfect for al fresco dining, expansive lawn space, and a plethora of established plants and trees. Serenaded by the gentle flow of a nearby brook, this idyllic outdoor oasis promises moments of blissful relaxation and enchanting views.

MUST BE VIEWED





- Four Bedroom Detached House
- Open Plan Living & Dining Room With Separate Office
- Fitted Breakfast Kitchen
- Utility & Shower Room
- Bathroom & En-Suite
- New Fences
- ADT Security Alarm Fitted
- Recently Replaced Flat Roof With 20yr Guarantee
- Low Maintenance Courtyard & Beautiful South-Facing Garden
- Driveway & Garage





## GROUND FLOOR

### Porch

6'10" × 5'2" (2.09 × 1.59)

The porch has a double-glazed window to the front elevation, carpeted flooring, a radiator, and a single door providing access into the accommodation.

### Dining Room

12'9" × 11'3" (3.90 × 3.43)

The dining room has carpeted flooring, two radiators, coving to the ceiling, a serving hatch to the kitchen, open plan to the living room, and a sliding patio door to access the garden.

### Living Room

19'7" × 11'11" (5.97 × 3.64)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a decorative brick chimney breast with a feature gas fire and tiled hearth, a TV point, coving to the ceiling, and a radiator.

### Hallway

10'2" × 7'7" (3.12 × 2.32)

The hallway has carpeted flooring, an in-built under stair cupboard, and a radiator.

### Breakfast Kitchen

14'9" × 13'10" (4.50 × 4.24)

The kitchen has a range of fitted base and wall units with worktops and a fitted breakfast bar, a ceramic sink with taps and drainer, an integrated double oven, an electric hob with an extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, tiled flooring, partially tiled walls, a radiator, and two wood framed double-glazed windows to the side elevation.

### Office

12'3" × 8'0" (3.74 × 2.44)

The office has a range of fitted base and wall units with a fitted desktop, carpeted flooring, a vertical radiator, and a sliding patio door to access the garden.

### Shower/Utility Room

7'7" × 5'4" (2.32 × 1.64)

This space has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, tiled splashback, a chrome heated towel rail, and a wood framed double-glazed obscure window to the side elevation.

### Side Porch

2'11" × 2'9" (0.90 × 0.86)

This space has a single door providing side access.

## FIRST FLOOR

### Landing

17'9" × 9'1" (5.43 × 2.77)

The landing has carpeted flooring, a Velux window, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

15'2" × 12'8" (4.64 × 3.88)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, recessed spotlights, eaves storage, a range of fitted furniture including wardrobes, drawers, dressing table and bedside units, and provides access into the en-suite.

### En-Suite

8'9" × 7'4" (2.67 × 2.26)

The en-suite has a low level flush W/C, a bidet, a pedestal wash basin, a shower enclosure, tiled splashback, a radiator, recessed spotlights, and two Velux windows.

### Bedroom Two

16'0" × 9'7" (4.88 × 2.94)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a TV point, and a radiator.

### Bedroom Three

15'3" × 10'2" (4.65 × 3.12)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and fitted furniture including wardrobes, a dressing table, drawers and a display shelving unit.

### Bedroom Four

10'3" × 7'6" (3.14 × 2.30)

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

### Bathroom

7'1" × 6'10" (2.18 × 2.10)

The bathroom has a concealed dual flush W/C combined with wash basin and storage space, a panelled bath with mains-fed shower, and a pull-out handheld shower head and a bi-folding shower screen, a chrome heated towel rail, tiled flooring, floor to ceiling tiled walls, an extractor fan, and recessed spotlights.

## OUTSIDE

## Front

To the front of the property is a driveway for multiple cars with access into the garage, courtesy lighting, gated access to the garden, and hedged borders.

## Garage

19'6" × 9'0" (5.95 × 2.75)

The garage has a single-glazed window to the side elevation, power points, lighting, a single door to the rear courtyard, and double doors opening out onto the front driveway.

## Side

The property features a secluded south-facing garden, complete with a patio, lawn, vibrant herbaceous borders, mature trees, assorted plants and shrubs, a shed, a wooden pergola, and fenced boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

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

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

High risk of flooding within village

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.

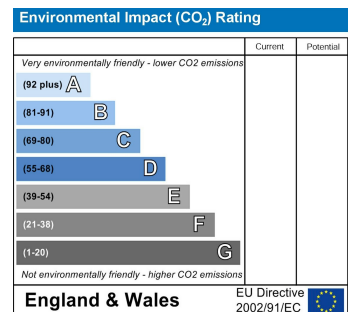
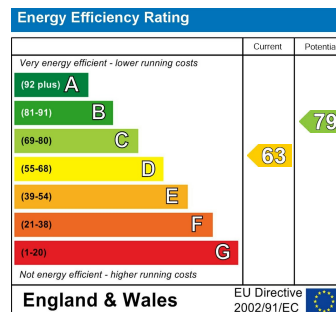
The vendor has advised the following:

Property Tenure is Freehold

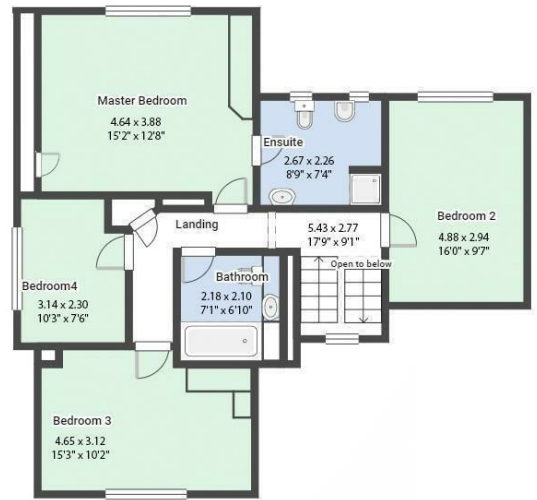
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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