

HoldenCopley

PREPARE TO BE MOVED

West Manor Park, Epperstone, Nottinghamshire NG14 6TR

Guide Price £675,000 - £695,000

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PREPARE TO BE IMPRESSED...

Situated in the highly regarded Conservation village of Epperstone, this stunning four bedroom detached family home enjoys the tranquil ambiance of this traditional English countryside setting, renowned for its scenic landscapes, historic architecture, and tight-knit community. Epperstone's blend of rural serenity and proximity to Nottingham and major link roads provides a perfect balance of peaceful living and modern convenience. Upon entering, you are welcomed by a spacious entrance hall with tiled flooring and underfloor heating, complete with built-in storage and a staircase leading to the first floor. The cosy snug offers the perfect space for relaxation or use as a home office, while the generous living room enjoys dual-aspect windows allowing plenty of natural light to flood the space. The modern fitted kitchen/diner is the heart of the home, featuring a stylish range of high-gloss handleless units, integrated appliances, a central island, and sleek bi-fold doors opening out to the rear garden—creating the perfect setting for entertaining. Completing the ground floor is a convenient W/C. The first-floor landing provides access to four well-proportioned double bedrooms, all beautifully presented. The master and second bedroom benefit from a modern en-suite shower room each, while the remaining two bedrooms are serviced by a modern four-piece family bathroom suite. Outside, the front of the property features a block-paved driveway providing ample off-street parking, gated access to the rear providing additional gated parking, an EV charging point, and raised planters with well-presented greenery. The rear garden has been thoughtfully landscaped to create a tranquil retreat, with a composite decked seating area with pergola, a well-maintained lawn, and access to the garage. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home.





- Beautifully Presented Detached Family Home
- Four Double Bedrooms
- Two Cosy Reception Rooms
- Modern Fitted Kitchen/Diner With Centre Island & Bi-Fold Doors
- Ground Floor W/C
- Two En-Suites & Four-Piece Family Bathroom Suite
- Block Paved Driveway & Garage
- Well-Presented Rear Garden
- Picturesque Village Of Epperstone
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'7" x 12'11" (5.08 x 3.96)

The entrance hall has tiled flooring with underfloor heating, carpeted stairs, built-in understairs storage cupboard, built-in storage cupboards, and a single composite door providing access into the accommodation.

Snug

12'9" x 9'8" (3.91 x 2.95)

The snug has carpeted flooring with underfloor heating, a TV-point, and a wood-framed double-glazed window to the front elevation.

Living Room

22'10" x 12'0" (6.96 x 3.66)

The living room has carpeted flooring with underfloor heating, and two wood-framed double-glazed windows to the front and rear elevations.

W/C

10'1" x 3'8" (3.09 x 1.14)

This space has a concealed low level flush w/c, a wall-mounted wash basin with a mixer tap, tiled flooring with underfloor heating, partially tiled walls, an extractor fan, recessed spotlights, and a wood-framed double-glazed obscure window to the side elevation.

Kitchen/Diner

18'4" x 16'11" (5.60 x 5.18)

The kitchen/diner has a range of fitted gloss handleless base and wall units with worktops and a centre island, a sink and a half with a swan neck mixer tap and drainer, two integrated ovens, an integrated combi microwave, an integrated electric hob with an angled extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, two wood-framed double-glazed windows to the side elevations, a single door providing side access, and bi-fold doors leading out to the rear garden.

FIRST FLOOR

Landing

14'7" x 8'7" (4.45 x 2.62)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, a built-in storage cupboard, access to the loft, and access to the first floor accommodation.

Master Bedroom

13'2" x 12'9" (4.03 x 3.89)

The main bedroom has carpeted flooring, a radiator, a wood-framed double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

13'1" x 5'2" (4.00 x 1.59)

The en-suite has a concealed low level flush w/c, a wall-mounted vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, partially waterproof panelled walls, a heated towel rail, recessed spotlights, an extractor fan, and a wood-framed double-glazed obscure window to the side elevation.

Bedroom Two

14'0" x 9'8" (4.29 x 2.96)

The second bedroom has carpeted flooring, a radiator, a wood-framed double-glazed rectangular bow window to the front elevation, and access to the en-suite.

En-Suite

9'8" x 3'10" (2.95 x 1.19)

The en-suite has a concealed low level flush w/c, a wall-mounted vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a Velux window.

Bedroom Three

12'0" x 11'2" (3.67 x 3.41)

The third bedroom has carpeted flooring, a radiator, and a wood-framed double-glazed window to the front elevation.

Bedroom Four

11'11" x 11'2" (3.65 x 3.41)

The fourth bedroom has carpeted flooring, a radiator, and a wood-framed double-glazed window to the rear elevation.

Bathroom

12'0" x 7'8" (3.66 x 2.35)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled double-ended bath with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a wood-framed double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking and gated access to the rear, raised planters, a lawn, an EV charging point, and a fence panelled boundary.

Rear

To the rear of the property is a private enclosed garden with a composite decked seating area and pergola, a lawn, gated access, and boundaries made up of brick wall and fence panelling.

Garage

20'3" x 11'10" (6.19 x 3.61)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – CONSERVATION AREA & RESTRICTIVE COVENANT

Other Material Issues – No

Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District 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.

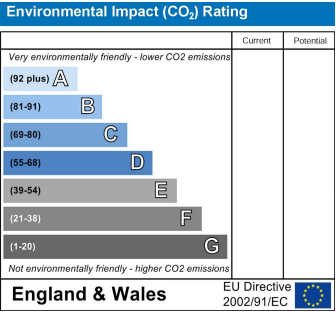
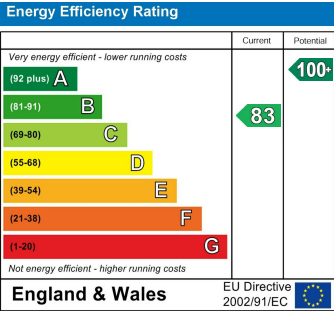
The vendor has advised the following:

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 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.

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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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