

HoldenCopley

PREPARE TO BE MOVED

Wollaton Vale, Wollaton, Nottinghamshire NG8 2PE

£4,200 PCM

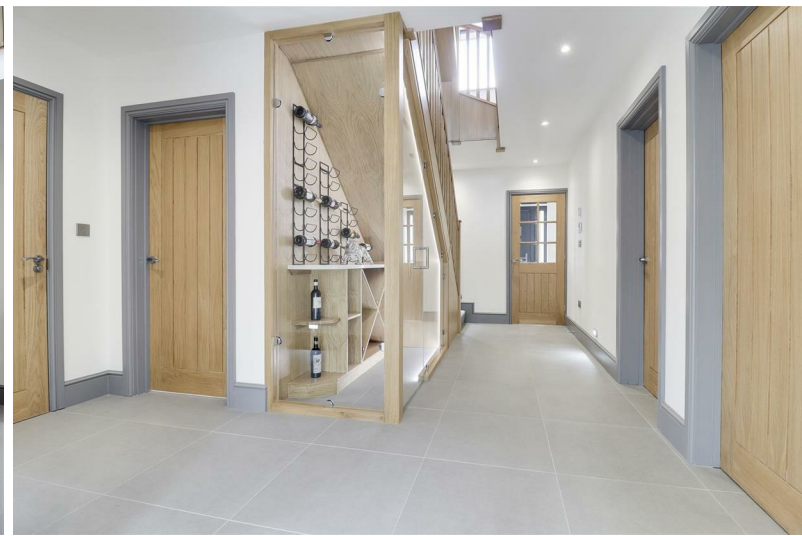
Wollaton Vale, Wollaton, Nottinghamshire NG8 2PE



PREPARE TO BE IMPRESSED...

This outstanding, contemporary property has recently undergone a complete renovation, creating a modern home with a wealth of versatile space. The property is set over three floors spanning over 2500 SqFt, benefitting from modern open plan living that any families would be lucky to call their forever home. Situated in the sought after residential location of Wollaton, just a stones throw away from the scenic Wollaton Hall & Deer Park as well as being close to a range of local amenities such as eateries, excellent schools and good transport links with the A52 and public transport links located near by. To the ground floor of the property is a grand entrance hall with a bespoke wine store, two bay fronted reception rooms, a modern open plan kitchen living area complete with a range of high-spec integrated appliances and feature bi-folding doors opening out to the rear garden along with a separate utility space, the plant room and a ground floor W/C. To the first floor of the property are four of the five double bedrooms serviced by a modern shower room en-suite and a four piece family bathroom. Upstairs the second floor is host to a spacious master bedroom with an en-suite featuring a stunning freestanding bath completed with a separate dressing area which offers potential for a walk-in wardrobe. Outside to the front of the property is a driveway to provide ample off road parking and access into the single garage. To the rear of the property is a landscaped garden with a paved patio area and a lawn - perfect for hosting in the Summer months.

AVAILABLE AUGUST!





- Extended Detached Property
- Completely Renovated Throughout
- Five Double Bedrooms
- Modern Open Plan Kitchen Living Area
- Three Bathrooms & Ground Floor WC
- Two Bay Fronted Reception Rooms
- CCTV & Fully Fitted Alarm
- Ample Off Road Parking & Garage
- Landscaped Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

4'7" × 5'6" (1.4 × 1.7)

The porch has Porcelain tiled flooring with underfloor heating, recessed spotlights and a composite front door to provide access into the accommodation

Hall

12'1" × 17'8" (3.7 × 5.4)

The hallway has Porcelain tiled flooring with underfloor heating, Pen LED recessed wall lights, carpeted stairs, a wall mounted security alarm panel, recessed spotlights, a bespoke under stairs wine store with custom storage and LED Lighting and provides access into the accommodation

Living Room

11'9" × 13'5" (3.6 × 4.1)

The living room has carpeted flooring with underfloor heating, a TV point, and a double glazed bay window to the front elevation

Dining Room

8'6" × 13'9" (2.6 × 4.2)

The living room has carpeted flooring with underfloor heating, a TV point, recessed spotlights and a double glazed bay window to the front elevation

Family Room

16'8" × 23'11" (5.1 × 7.3)

This space has Porcelain tiled flooring with underfloor heating, a bespoke TV cabinet complete with TV points, Sonos in-ceiling speakers, recessed spotlights, two Velux windows, large double glazed bi-folding doors out to the rear garden and is open plan to the kitchen

Kitchen

16'8" × 14'1" (5.1 × 4.3)

The kitchen has Porcelain tiled flooring with underfloor heating, a range of fitted marble countertops and LED underlighting, a feature kitchen island with an integrated Neff induction hob and extractor hood, an inverted sink with stainless steel mixer taps, two integrated Neff ovens, an integrated Neff microwave, an integrated dishwasher, recessed spotlights, Sonos in-ceiling speakers, two Velux windows and a double glazed window to the rear elevation

Utility Room

7'10" × 5'2" (2.4 × 1.6)

The utility room has tiled flooring with underfloor heating, a range of fitted base and wall units with fitted marble countertops, space and plumbing for a washing machine and a tumble dryer, recessed spotlights and an extractor fan

Plant Room

3'3" × 4'11" (1.0 × 1.5)

This space has laminate flooring, a wall mounted boiler, wall mounted electrical switchboards, CCTV viewing screens and recessed spotlights

WC

3'11" × 4'11" (1.2 × 1.5)

This space has floor to ceiling tiles with underfloor heating, a low level flush WC, a vanity wash basin with stainless steel mixer taps, recessed spotlights and an extractor fan

Garage

17'4" × 9'2" (5.3 × 2.8)

The garage has electrical points, lighting and an electric roller garage door

FIRST FLOOR

Landing

The landing has carpeted flooring, Pen LED recessed wall lights, recessed spotlights, a double glazed window to the front elevation and provides access to the first floor accommodation

Bedroom Two

11'9" × 13'5" (3.6 × 4.1)

The second bedroom has carpeted flooring, a TV point, a column radiator, recessed spotlights, a double glazed window to the rear elevation and provides access into the en-suite

En-Suite

3'7" × 7'6" (1.1 × 2.3)

The en-suite has floor to ceiling Porcelain tiles, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a walk in shower enclosure with a ceiling mounted rainfall shower fixture, additional chrome shower fixtures, an in-built shelf with LED lighting and a glass shower screen, recessed spotlights and an extractor fan

Bedroom Three

13'9" × 17'8" (4.2 × 5.4)

The third bedroom has carpeted flooring, a column radiator, a TV point, recessed spotlights, a double glazed bay window to the front elevation along with an additional double glazed window

Bedroom Four

12'1" × 13'5" (3.7 × 4.1)

The fourth bedroom has carpeted flooring, a column radiator, recessed spotlights, a TV point and a double glazed bay window to the front elevation

Bedroom Five

11'5" × 12'1" (3.5 × 3.7)

The fifth bedroom has carpeted flooring, recessed spotlights, a column radiator, a TV point and a double glazed window to the rear elevation

SECOND FLOOR

Bedroom One

21'11" × 15'1" (6.7 × 4.6)

The main bedroom has carpeted flooring, a column radiator, recessed spotlights, a TV point, a double glazed window to the rear elevation and a separate area ideal for a walk in wardrobe

En-Suite

14'1" × 11'9" (4.3 × 3.6)

The en-suite has Porcelain half height tiling and Porcelain tiled flooring with LED lighting, a low level flush WC, a wall mounted vanity wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture, in-built shelves with LED lighting and a glass shower screen, a freestanding roll top bath with a floor standing stainless steel mixer tap, recessed spotlights, Sonos in-ceiling speakers, an extractor fan and a Velux window

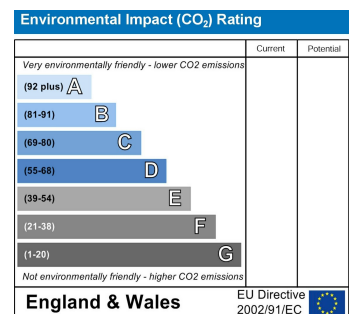
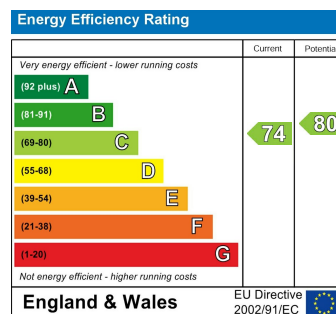
OUTSIDE

Front

To the front of the property is a paved driveway to provide ample off road parking, access into the single garage and courtesy lighting, CCTV cameras, a fully fitted alarm system and panelled fencing

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area,



Wollaton Vale, Wollaton, Nottinghamshire NG8 2PE

HoldenCopley
PREPARE TO BE MOVED



All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 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.