

# HoldenCopley

PREPARE TO BE MOVED

Broadfields, Calverton, Nottinghamshire NG14 6JQ

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Offers In Excess Of £325,000

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## YOUR NEW FAMILY HOME...

This substantial detached house offers an exceptional blend of spacious living combined with being exceptionally well-presented, making it the ideal home for a growing family ready to move straight in. Nestled in a sought-after location, the property enjoys proximity to local amenities, excellent commuting links, great school catchments, and the serene beauty of the surrounding countryside. The ground floor welcomes you with an inviting entrance hall, leading into a generously sized living room perfect for relaxation and entertaining. The heart of the home is the farmhouse-style fitted kitchen, complete with a range of integrated appliances and an open-plan layout that flows seamlessly into the dining room. The kitchen and dining area, along with the bright and airy conservatory, benefit from underfloor heating, ensuring comfort throughout the year. Additional convenience is provided by access to the integral garage. Ascending to the first floor, you'll find three spacious double bedrooms, all serviced by a family bathroom suite. The master bedroom is a true retreat, featuring ample storage, a dedicated dressing area, and a private en-suite. Externally, the property boasts a front driveway with access to the garage, providing ample off-road parking. The rear garden is meticulously landscaped, offering a well-maintained lawn that creates a perfect outdoor space for relaxation and play.

MUST BE VIEWED





- Substantial Detached House
- Three Double Bedrooms
- Spacious Living Room
- Farmhouse Kitchen & Dining Room
- Conservatory
- Underfloor Heating
- Two Bathrooms
- Driveway & Integral Garage
- Landscaped Garden
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

11'7" x 6'0" (3.55m x 1.83m)

The entrance hall has a combination of Amtico wood-effect flooring and carpeted flooring, a radiator, coving to the ceiling, a wall-mounted security alarm panel, and a composite door providing access into the accommodation.

### Living Room

13'10" (max) x 18'3" (max) (4.22m (max) x 5.58m (max))

The living room has a full height UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, wall-light fixtures, a newly-fitted feature fireplace with an electric fire and decorative surround, a radiator, and double wooden doors with stained-glass inserts.

### Kitchen

9'3" x 17'1" (2.83m x 5.23m)

The kitchen has a range of fitted timber base and wall units with Granite worktops and under-cabinet lighting, a wall-mounted plate rack, a double undermount sink with a swan neck mixer tap, an integrated dishwasher, an integrated Miele oven with a warming drawer, an integrated Miele combi micro-oven, a wine rack, an induction hob with an extractor fan, an integrated fridge, tiled splashback, tiled flooring with underfloor heating, recessed spotlights, coving to the ceiling, an in-built under stair cupboard, two UPVC double-glazed windows to the rear elevation, and open plan to the dining room.

### Dining Room

9'6" x 9'7" (2.90m x 2.94m)

The dining room has tiled flooring with underfloor heating, coving to the ceiling, recessed spotlights, a pendant light fixture, fitted storage units with display cabinets, a TV point, internal access into the garage, and a sliding patio door to the conservatory.

### Conservatory

8'1" x 10'7" (2.47m x 3.24m)

The conservatory has tiled flooring with underfloor heating, a UPVC double-glazed pitched roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

## FIRST FLOOR

### Landing

6'10" x 14'8" (2.01m x 4.49m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

9'6" x 12'3" (2.90m x 3.74m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, fitted wall-to-wall wardrobes, access into the en-suite, and open plan to the dressing area.

### Dressing Area

7'0" x 4'10" (2.14m x 1.48m)

The dressing area has carpeted flooring, a radiator, recessed spotlights, fitted wall-to-wall wardrobes, and a UPVC double-glazed window to the front elevation.

### En-Suite

9'4" x 5'2" (2.87m x 1.59m)

The en-suite has a concealed dual flush W/C combined with a sunken wash basin and fitted storage underneath, a wall-mounted mirrored cabinet, a walk-in shower enclosure with a mains-fed shower and an overhead rainfall shower, fully tiled walls, LVT flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'0" x 10'11" (3.06m x 3.34m)

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

### Bedroom Three

11'1" x 10'8" (3.40m x 3.27m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a fitted wardrobe with an overhead storage cupboard, and a radiator.

### Bathroom

6'9" x 9'4" (2.06m x 2.86m)

The bathroom has a concealed dual flush W/C, a sunken wash basin, a wall-mounted mirror, fitted storage cupboards, a corner fitted bath with central taps and a mains-fed

shower, a glass shower screen, fully tiled walls, LVT flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with access into the garage, courtesy lighting, graveling, and a range of trees, plants and shrubs.

### Rear

To the rear of the property is a private enclosed garden with a sandstone patio area, a lawn, railway sleepers, a range of plants and shrubs, external power sockets, a decorative water feature, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G coverage

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+

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

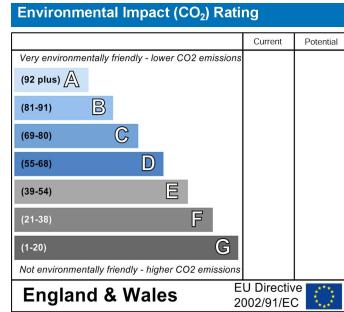
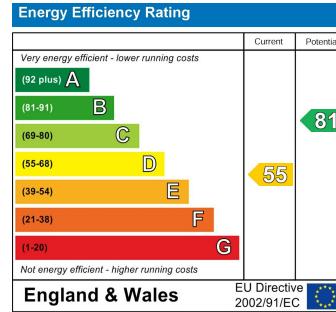
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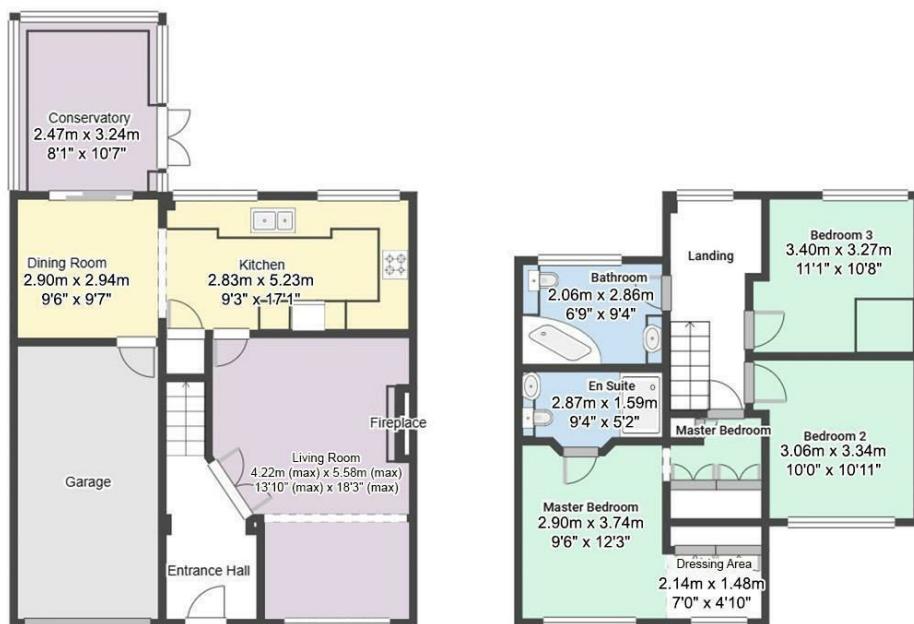
Property Tenure is Freehold

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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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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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