

# HoldenCopley

PREPARE TO BE MOVED

Forest Lane, Papplewick, Nottinghamshire NG15 8FF

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Guide Price £650,000 - £725,000



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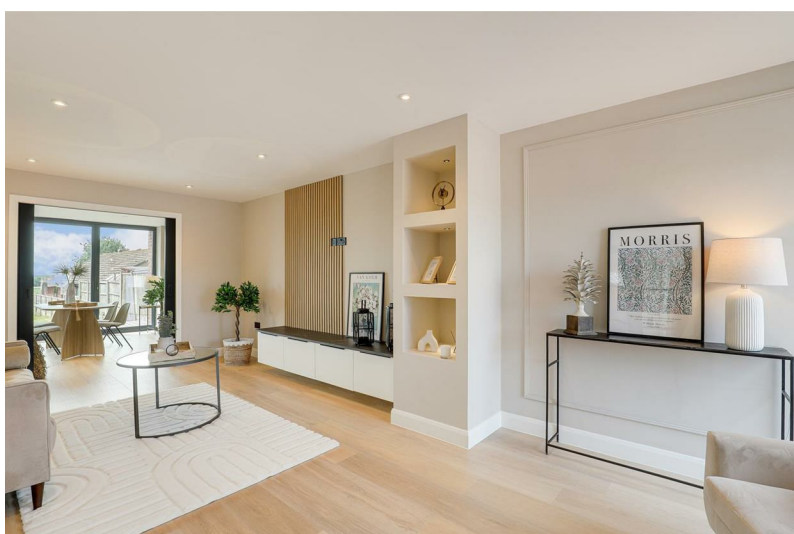


GUIDE PRICE £650,000 - £675,000

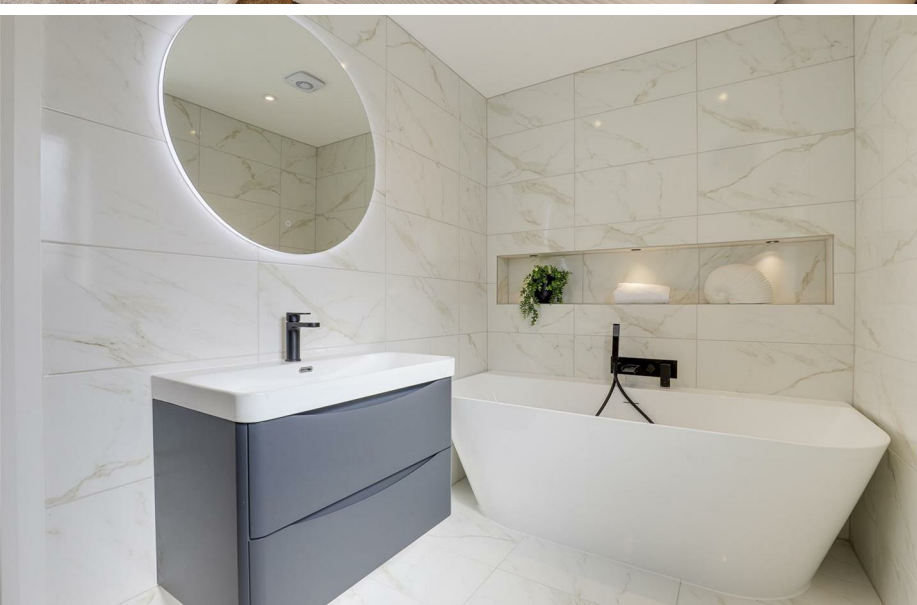
NO UPWARD CHAIN...

Offered to the market with no upward chain, this stunning, fully re-built five bedroom detached property offers a 10-year new build guarantee, and is truly one to call home. Situated in the quaint and sought after village location of Papplewick, this delightful home is within close proximity to local amenities such as shops, eateries, parks, Hucknall Town Centre, excellent transport links and is within catchment area to great schools. The property enjoys a quarter acre of land surrounded by beautiful open countryside views to both the front and rear. Internally, the ground floor has underfloor heating throughout, and boasts a bright and welcoming entrance hall with a double-height ceiling and double glass doors leading to the cosy, contemporary living room with classic panelled walls, floor-to-ceiling windows, a media wall, and sliding pocket doors. The kitchen/diner benefits from bespoke handmade cabinetry, 30mm quartz worktops, a spacious centre island with a breakfast bar, integrated appliances, and bi-fold doors leading out to the rear garden providing ample natural lighting. Completing the ground floor is a modern W/C, a boiler room, and a fitted utility room. Upstairs, the first floor is home to the double master bedroom with a modern en-suite & walk-in wardrobe, a second double bedroom with an en-suite, a third double bedroom, the family bathroom suite, and the office. The second floor offers an impressive double bedroom with gable windows, an en-suite & a walk-in wardrobe, and the last double bedroom with an en-suite. Externally, the front of the property offers a contemporary design, with a large block-paved driveway, entered via electric gates, and a garage. To the rear of the property is a large south facing garden with a raised decked seating area and a lawn. This simply stunning re-built home offers modern living with a warm atmosphere, making it the perfect place to call home.

MUST BE VIEWED







- Stunning Modern Re-Build Detached Family Home
- Three Storeys, Five Double Bedrooms & Office
- Cosy & Contemporary Living Room With Media Wall
- Bespoke Fitted Kitchen/Diner With Centre Island & Bi-Fold Doors
- Ground Floor W/C, Four En-Suites & Family Bathroom Suite
- Utility Room, Walk-In Wardrobes & Ample Storage Space
- Underfloor Heating & Owned Solar Panels
- Block Paved Driveway, Electric Gates & EV Charging Point
- Large South-Facing Garden & Garage
- Ten-Year New Build Guarantee - Must Be Viewed











GROUND FLOOR

Entrance Hall

20'4" x 8'8" (6.21m x 2.65m)

The entrance hall has Karndeian flooring with underfloor heating, wooden stairs with a carpeted runner and a glass balustrade, understairs storage, wall-mounted feature lights, recessed spotlights, floor-to-ceiling double-glazed aluminium windows to the front elevation, double glass doors leading into the living room, double glass doors leading into the kitchen diner, and a single aluminium glass door providing access into the property.

Living Room

22'2" x 11'6" (6.76m x 3.52m)

The living room has Karndeian flooring with underfloor heating, partial panelling to the walls, high-mounted TV plug sockets, built-in recessed shelving with recessed spotlights, wall-mounted feature lights, recessed spotlights, sliding pocket doors leading into the kitchen/diner, and two floor-to-ceiling double-glazed aluminium windows to the front elevation.

Kitchen/Diner

25'9" x 11'5" (7.85m x 3.49m)

The kitchen/diner has a range of bespoke handmade wooden shaker-style fitted base, wall, and bridging units with 30mm quartz worktops and a centre island with a breakfast bar, an undermount sink and a half with a black stainless steel tap and draining grooves, a 90cm five-ring ceramic hob with a quartz splashback and concealed extractor fan, an integrated NEFF Slide & Hide oven with a matching warming drawer, an integrated dishwasher, an integrated fridge freezer, an integrated coffee machine, deep pan drawers, a pull-out pantry unit, space for a dining table, high-mounted TV plug sockets, Karndeian flooring with underfloor heating, partial panelling to the walls, recessed spotlights, and six bi-fold doors leading out to the rear garden.

W/C

6'8" x 5'9" (2.05m x 1.76m)

This space has a wall-mounted concealed low-level dual flush W/C, a countertop wash basin with a mixer tap, a wall-mounted mirror, Karndeian flooring with underfloor heating, partially panelled walls, an extractor fan, recessed spotlights, and an aluminium double-glazed obscure window to the front elevation.

Boiler Room

4'11" x 4'7" (1.50m x 1.42m)

The boiler room has Karndeian flooring with underfloor heating, a wall-mounted combi-boiler, and a hot water cylinder.

Utility Room

8'5" x 4'8" (2.58m x 1.43m)

The utility room has a range of fitted handmade wooden shaker-style base and wall units with 30mm quartz worktops, an undermount sink with a swan neck mixer tap, space and plumbing for a stacked washing machine and tumble dryer, a pull out drawer, and a door providing access into the garage.

FIRST FLOOR

Landing

20'7" x 7'7" (6.28m x 2.32m)

The mezzanine landing has carpeted flooring, wooden stairs with a carpeted runner, a radiator, glass balustrades, recessed spotlights, and overlooks the ground floor.

Master Bedroom

14'10" x 11'6" (4.54m x 3.51m)

The main bedroom has carpeted flooring, a radiator, partial panelling to the walls, recessed spotlights, aluminium double-glazed tilt and turn windows to the rear elevation, access to the walk-in wardrobe, and access to the en-suite.

Walk-In Wardrobe

6'2" x 5'2" (1.90m x 1.58m)

The walk-in wardrobe has carpeted flooring and recessed spotlights,

En-Suite

7'5" x 4'7" (2.27m x 1.42m)

The en-suite has a wall-mounted concealed low-level dual flush W/C, a wall-mounted vanity wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, porcelain tiled flooring and walls, a wall-mounted backlit LED mirror, a heated towel rail, recessed spotlights and an extractor fan.

Bedroom Three

11'6" x 10'9" (3.51m x 3.29m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, two aluminium double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

5'8" x 6'1" (1.75m x 1.87m)

The en-suite has a wall-mounted concealed low-level dual flush W/C, a wall-mounted vanity wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, porcelain tiled flooring and walls, a wall-mounted backlit LED mirror, a heated towel rail, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the side elevation.

Bedroom Five

13'9" x 11'6" (4.21m x 3.51m)

The fifth bedroom has carpeted flooring, a radiator, recessed spotlights, and two aluminium double-glazed windows to the rear elevation.

Bathroom

9'10" x 5'8" (3.02m x 1.75m)

The bathroom has a wall-mounted concealed low-level dual flush W/C, a wall-mounted vanity wash basin with a mixer tap, a freestanding bath with a handheld shower fixture, porcelain tiled flooring and walls, a wall-mounted backlit LED mirror, a heated towel rail, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the side elevation.

Office

9'11" x 5'10" (3.03m x 1.78m)

The office has commercial vinyl flooring, a radiator, bespoke handmade base units and shelving, and an aluminium double-glazed window to the front elevation.

SECOND FLOOR

Upper Landing

17'6" x 3'6" (5.34m x 1.07m)

The upper landing has carpeted flooring, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Two

17'4" x 11'6" (5.30m x 3.51m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, an aluminium double-glazed tilt and turn gable window to the rear elevation, access to the walk-in wardrobe, and access to the en-suite.

Walk-In Wardrobe

7'1" x 3'1" (2.17m x 0.95m)

The walk-in wardrobe has carpeted flooring and recessed spotlights,

En-Suite

7'8" x 7'0" (2.35m x 2.15m)

The en-suite has a wall-mounted concealed low-level dual flush W/C, a wall-mounted vanity wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, porcelain tiled flooring and walls, a wall-mounted backlit LED mirror, a heated towel rail, recessed spotlights, an extractor fan, and a Velux window to the front elevation.

Bedroom Four

10'9" x 9'11" (3.30m x 3.04m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, a Velux window to the rear elevation, and access to the en-suite.

En-Suite

9'2" x 6'2" (2.80m x 1.89m)

The en-suite has a wall-mounted concealed low-level dual flush W/C, a wall-mounted vanity wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, porcelain tiled flooring and walls, a wall-mounted backlit LED mirror, a heated towel rail, recessed spotlights, an extractor fan, and a Velux window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-street parking, an EV charging point, access via an electric gate, access to the garage, and boundaries made up of fence panelling, hedge, and brick wall.

Garage

19'1" x 8'8" (5.83m x 2.66m)

The garage has an electric door, lighting & electricity, and a personnel door to the rear.

Rear

To the rear of the property is a south facing garden with a raised decked seating area, ample greenery, and fence panelled boundaries.

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 – limited 5G and most 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - New Built Property: Band To Be Confirmed

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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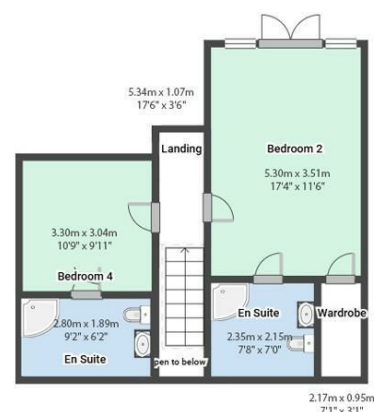
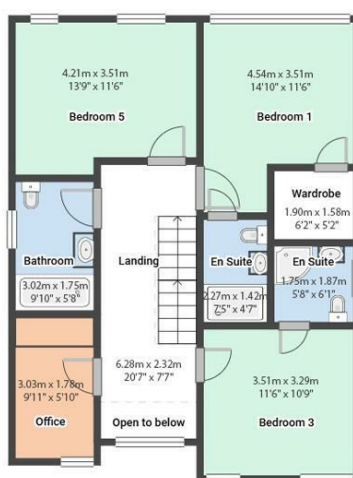
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or 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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## 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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