

HoldenCopley

PREPARE TO BE MOVED

Coot Way, Nottingham, NG14 5JP

Guide Price £400,000 - £425,000

Coot Way, Nottingham, NG14 5JP



GUIDE PRICE £400,000 - £425,000

WELL PRESENTED THROUGHTOUT...

Situated within a modern development in Burton Joyce, this impressive detached home combines contemporary living with a convenient location. The property is within easy reach of local amenities, scenic countryside walks, and excellent transport links, making it an ideal choice for families or professionals seeking both comfort and accessibility. Upon entering, you are welcomed by a spacious entrance hall, providing access to a guest W/C and leading seamlessly into the living room, which offers a warm and inviting space for everyday living. To the rear, the well-appointed kitchen diner is fitted with a range of integrated appliances and benefits from French doors that open onto the garden, filling the space with natural light. Adjacent to the kitchen, a utility room adds practical functionality, while a study at the front of the house provides a quiet area for work or reading. Upstairs, the property features five bedrooms, including a master suite with its own en-suite, offering a private retreat. The remaining bedrooms are served by a contemporary three-piece bathroom, designed to meet the needs of family life. Externally, the front garden is thoughtfully presented with a lawn, planted border, courtesy lighting, and gated access leading to the rear. The rear garden is fully enclosed, featuring a lawn, patio area, outdoor tap, and external power socket. It is bordered by fencing and a brick wall, with a gate providing access to the detached garage, completing this well-considered and versatile family home.

MUST BE VIEWED





- Detached House
- Five Bedroom
- Living Room
- Fitted Kitchen/Diner & Utility Room
- Study
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedrooms
- Detached Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'5" x 6'7" (5.63 x 2.02)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

5'10" x 2'8" (1.79 x 0.82)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and tiled flooring.

Living Room

16'1" x 10'5" (4.91 x 3.20)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

26'6" x 10'2" (8.08 x 3.11)

The kitchen diner has a range of fitted base and wall units with Quartz worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, space for a fridge freezer, space for a dining table, a radiator, recessed spotlights, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

8'11" x 5'4" (2.72 x 1.63)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, a radiator, and a door opening out to the side elevation.

Study

9'11" x 8'3" (3.03 x 2.53)

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

FIRST FLOOR

Landing

15'3" x 11'9" (4.67 x 3.60)

The landing has carpeted flooring, an-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'8" x 10'11" (3.56 x 3.35)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

6'3" x 5'8" (1.92 x 1.74)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

Bedroom Two

14'0" x 8'5" (4.27 x 2.59)

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

Bedroom Three

9'9" x 8'8" (2.98 x 2.65)

The third bedroom has a UPVC double window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

10'5" x 8'9" (3.18 x 2.67)

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

Bedroom Five

8'8" x 7'1" (2.65 x 2.17)

The fifth bedroom has a UPVC double window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'10" x 5'5" (2.41 x 1.66)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, recessed spotlights, an extractor, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, planted border, and gated access to the rear garden.

Rear

To the rear of the property, there's an enclosed garden that includes an outside tap, an external power socket, a patio area and a lawn. It's bordered by fencing and a brick wall, with a gate that leads through to the detached garage.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

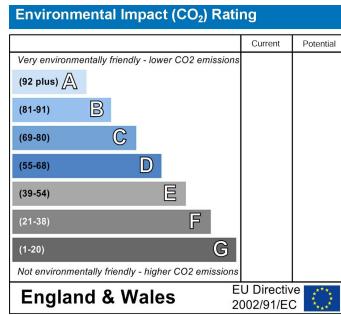
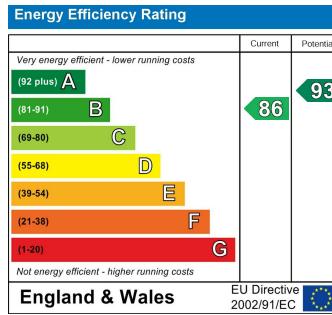
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.