

# HoldenCopley

PREPARE TO BE MOVED

Paige Gardens, Sandiacre, Nottinghamshire NG10 5PB

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Offers Over £650,000

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## SUBSTANTIAL DETACHED HOME IN A GATED COMPLEX...

This generous detached five-bedroom home would make the perfect purchase for any growing family, offering an abundance of space both inside and out. Beautifully presented throughout, the property enjoys a versatile layout with multiple reception rooms, two en-suites, and a private rear garden, whilst being situated on a private road within an exclusive gated development of just six houses. Benefiting from an air source heat pump system, this home effortlessly combines modern efficiency with comfort and style. To the ground floor, the accommodation comprises an inviting entrance hall, a versatile study, a separate dining room, and a bright and spacious living room that flows into a sun room – perfect for year-round entertaining. The modern fitted kitchen is equipped with a range of SMEG integrated appliances and is complemented by a useful utility room and a ground floor W/C. Upstairs, the first floor hosts five well-proportioned double bedrooms, two of which are serviced by their own stylish en-suite, along with a contemporary four-piece family bathroom suite. Outside, the property is set within a well-maintained gated complex and boasts a block-paved driveway with space for multiple vehicles, subtle courtesy lighting, mature shrubs, and access to a double garage. To the rear, you will find a beautifully landscaped, enclosed garden with a lush lawn, a variety of plants, shrubs and mature trees, blue slate chippings, a decked area, patio seating space, external lighting, an outdoor tap, and secure panelled fencing – providing the perfect spot for relaxing and entertaining. This property is ideally located within close proximity to a range of local shops, amenities, and schools, whilst also benefiting from excellent transport links including easy access to the M1 and A52.

MUST BE VIEWED





- Generous Detached House
- Five Double Bedrooms
- Spacious Living Room
- Sun Room & Utility Room
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Two En-Suites
- Gated Access To Complex
- Driveway & Private Rear Garden
- Owned Solar Panels





## GROUND FLOOR

### Entrance Hall

17'4" x 13'1" (max) (5.30m x 4.00m (max))

The entrance hall features carpeted flooring with underfloor heating, an in-built cupboard, recessed spotlights, two UPVC double-glazed windows on the front elevation, and a UPVC door providing access to the accommodation.

### Study

11'5" x 10'3" (3.48m x 3.14m)

The study features carpeted flooring with underfloor heating and three UPVC double-glazed windows on the front elevation.

### W/C

6'10" x 4'2" (max) (2.09m x 1.29m (max))

This space features a low-level dual-flush W/C, a pedestal wash basin, an extractor fan, partially tiled walls, tiled flooring with underfloor heating, and recessed spotlights.

### Dining Room

10'9" x 8'7" (3.30m x 2.64m)

The dining room features carpeted flooring with underfloor heating and a UPVC double-glazed window on the side elevation.

### Living Room

20'7" x 15'8" (max) (6.28m x 4.78m (max))

The living room features carpeted flooring with underfloor heating and two UPVC double-glazed windows on the rear elevation.

### Sun Room

18'2" x 7'0" (max) (5.56m x 2.15m (max))

The sun room features carpeted flooring with underfloor heating, recessed spotlights, UPVC double-glazed windows on the side and rear elevations, and double French doors opening onto the rear garden.

### Kitchen/Diner

18'0" x 10'6" (5.49m x 3.22m)

The kitchen features a range of fitted base and wall units with granite worktops, a breakfast bar, an undermount sink and half with a swan-neck mixer tap, an integrated SMEG double oven, a SMEG gas hob with an extractor fan, an integrated dishwasher, a tiled splashback, tiled flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed window on the side elevation.

### Utility Room

13'8" x 9'4" (max) (4.19m x 2.87m (max))

The utility room features fitted base and wall units with a worktop, a stainless steel sink with a swan-neck mixer tap, a tiled splashback, an American-style fridge freezer, space and plumbing for a washing machine, space for a dryer, shelving, recessed spotlights, wood-effect tiled flooring with underfloor heating, a UPVC double-glazed window on the rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

18'6" x 13'5" (max) (5.64m x 4.11m (max))

The landing features carpeted flooring, a radiator, access to the partially boarded loft with lighting, and provides access to the first-floor accommodation.

### Master Bedroom

16'2" x 12'1" (max) (4.95m x 3.69m (max))

The main bedroom features carpeted flooring, two radiators, and two UPVC double-glazed windows on the rear elevation.

### En-Suite

6'6" x 2'11" (2.00m x 0.90m)

The en-suite features a low-level dual-flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower and handheld showerhead, an electric shaving point, an extractor fan, recessed spotlights, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window on the rear elevation.

### Bedroom Two

15'1" x 12'0" (max) (4.61m x 3.67m (max))

The bedroom features carpeted flooring, two radiators, and two UPVC double-glazed windows on the rear elevation.

### En-Suite

7'8" x 3'11" (max) (2.35m x 1.21m (max))

The en-suite features a low-level dual-flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower and handheld showerhead, an extractor fan, a chrome heated towel rail, an electric shaving point, partially tiled walls, and recessed spotlights.

### Bedroom Three

11'4" x 9'10" (max) (3.47m x 3.02m (max))

The third bedroom features carpeted flooring, a radiator, and three UPVC double-glazed windows on the front elevation.

### Bedroom Four

11'1" x 8'11" (max) (3.38m x 2.73m (max))

The fourth bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window on the side elevation.

### Bedroom Five

10'9" x 9'0" (3.29m x 2.76m)

The fifth bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window on the front elevation.

### Bathroom

8'10" x 7'3" (2.71m x 2.22m)

The bathroom features a low-level dual-flush W/C, a wall-mounted wash basin, a panelled bath, a walk-in shower enclosure with a mains-fed shower and handheld showerhead, an extractor fan, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed window on the rear elevation.

## OUTSIDE

### Front

Located on a private road within a small gated complex of six houses, this property boasts its own paved driveway with space for multiple vehicles, subtle courtesy lighting, a variety of well-maintained shrubs, and direct access to the double garage.

### Garage

22'3" x 16'1" (6.79m x 4.92m)

The garage features electric doors, internal lighting, and a door providing direct access to the rear garden.

### Rear

To the rear, the property benefits from an enclosed, private garden which wraps around the property featuring a well-maintained natural lawn, a variety of plants, shrubs, and mature trees, blue slate chippings, a decked area, a patio seating space, an outside tap and electrical socket, external lighting, and panelled fencing.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach

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

Phone Signal - Good 4G/5G Coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Air Source Heating Pump

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Rewash Borough 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:

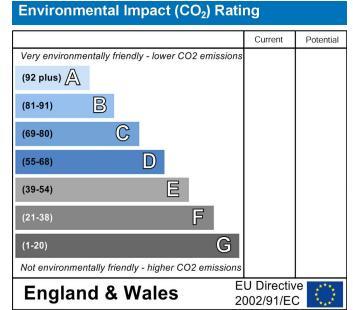
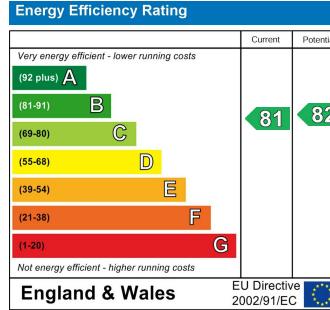
Property Tenure is Freehold

Service Charge in the year marketing commenced (EPA): £150.00

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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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