

HoldenCopley

PREPARE TO BE MOVED

Paige Gardens, Sandiacre, Derbyshire NG10 5PB

Offers Over £750,000

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NO UPWARD CHAIN...

A unique and exciting opportunity to acquire this beautifully presented four / five bedroom detached family home located in an exclusive and highly sought after gated development within a popular residential town of Sandiacre, close to a wide range of local amenities, excellent schools, fantastic transport and commuting links via the A52 and M1 with easy access to both Nottingham and Derby. This property benefits from perfectly accomplishing the delicate task to incorporate all the necessities for modern living by including luxurious flooring with underfloor heating, a security alarm / CCTV and more whilst boasting a wealth of space throughout. Internally, the accommodation comprises of an entrance hall, a study, a large living room and a stylish kitchen fully integrated with a range of high-end appliances and open plan to the dining area featuring bi-folding doors opening out onto the rear decking - perfect for dining outdoors during the warmer months! The ground floor is complete with a utility room, a W/C, a gym / reception room and access into the integral double garage. Upstairs on the first floor is a landing accessed via a glass-banister staircase and providing access to the fantastic master bedroom equipped by an en-suite and a disguised entry into a walk-in wardrobe / bedroom. Following on from that, there is also a further three double bedrooms serviced by two bathroom suites and access to a boarded loft via a drop-down ladder. Outside to the front is a driveway providing ample off-road parking for numerous vehicles and to the rear is a private, low maintenance garden with multiple seating areas, a high-quality artificial lawn and a sheltered hot tub / family BBQ area.

MUST BE VIEWED





- Beautifully Presented Detached Family Home
- Four Double Bedrooms & Walk-In Wardrobe
- High-Spec Kitchen Diner With Bi-Folding Doors
- Utility & W/C
- Two Reception Rooms
- Converted Gym Room
- Three Modern Bathrooms
- Double Garage & Ample Off-Road Parking
- Exclusive Electric Gated Development
- Security Alarm & CCTV





GROUND FLOOR

Entrance Hall

17'4" x 9'2" (5.29m x 2.81m)

The entrance hall has recessed spotlights, deep pile carpeted flooring with underfloor heating, a wall-mounted digital thermostat, an in-built cupboard, a glass-banister staircase, UPVC double glazed obscure panel windows to the front elevation and a single door providing access into the accommodation

Living Room

20'6" x 15'7" (6.26m x 4.76m)

The living room has deep-pile carpeted flooring with underfloor heating, partially panelled walls, a wall-mounted digital thermostat, recessed spotlights, an illuminated LED wall-TV surround, a TV point and two UPVC double glazed windows to the rear elevation

Study

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

The study has deep-pile carpeted flooring with underfloor heating, a wall-mounted digital thermostat and a UPVC double glazed window to the rear elevation

Kitchen

18'11" x 10'5" (5.79m x 3.18m)

The kitchen has a range of fitted high gloss handleless base and wall units with Quartz worktops and a feature breakfast bar island, an undermount sink with a Quooker Flex boiling water tap, an integrated Neff double oven, a Bora Induction hob, an integrated Neff fridge, an integrated Neff freezer, an integrated Neff dishwasher, tiled flooring with underfloor heating, recessed spotlights, plinth lighting, a wall-mounted digital thermostat, a panelled feature wall with a TV point, a UPVC double glazed window to the side elevation and open plan to the dining area

Dining Room

18'4" x 7'8" (5.59m x 2.36m)

The dining room has tiled flooring with underfloor heating, recessed spotlights, a wall-mounted digital thermostat, Aluminium framed double glazed windows to the rear elevation and an Aluminium bi-folding door opening out onto the rear decking

Utility Room

8'7" x 5'7" (2.63m x 1.71m)

The utility room has a range of fitted high gloss base and wall units with Quartz worktops, an inverted sink with a movable swan neck mixer tap, an integrated washing machine, tiled flooring with underfloor heating, recessed spotlights, a UPVC double glazed window to the side elevation and a single UPVC door providing side access

WC

6'9" x 4'3" (2.07m x 1.30m)

This space has a low level dual flush W/C, a wall-mounted wash basin, floor to ceiling tiled walls, tiled flooring with underfloor heating, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

Gym

11'2" x 10'3" (3.42m x 3.13m)

The gym has tiled flooring with underfloor heating, a wall-mounted digital thermostat, UPVC double glazed windows to the front elevation and a single UPVC door providing side access

Double Garage

22'4" x 16'2" (6.83m x 4.94m)

The double garage has a wall-mounted BAXI boiler, an electric car-charging point, access to partially boarded loft for additional storage space, a UPVC double glazed obscure window to the side elevation, a single UPVC door providing access to the rear and an electric roller shutter door to the front elevation

FIRST FLOOR

Landing

18'8" x 13'5" (5.69m x 4.11m)

The landing accessed via the glass-banister staircase has a UPVC double glazed window to the front elevation, deep-pile carpeted flooring, a radiator, an in-built double door cupboard, recessed spotlights, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation

Master Bedroom

14'9" x 12'1" (4.51m x 3.70m)

The main bedroom has two UPVC double glazed windows to the rear elevation, deep-pile carpeted flooring, two radiators, access into the en-suite, fitted floor to ceiling wardrobes and disguised access into the walk-in wardrobe / fifth bedroom

En-Suite

7'6" x 3'9" (2.29m x 1.16m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a double shower enclosure with an overhead dual-rainfall shower, matte black fixtures, tiled flooring, fully tiled walls, a matte black heated towel rail, recessed spotlights with an LED ceiling strip light, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Walk In Wardrobe / Bedroom Five

11'1" x 9'0" (3.39m x 2.76m)

This room has a UPVC double glazed window to the side elevation, deep-pile carpeted flooring, a radiator, recessed spotlights and a LED ceiling strip light

Bedroom Two

15'2" x 11'9" max (4.63m x 3.59m max)

The second bedroom has two UPVC double glazed windows to the rear elevation, deep-pile carpeted flooring, two radiators and access into the second en-suite

En-Suite

6'6" x 5'6" max (2.00m x 1.70m max)

The second en-suite has a low level dual flush W/C, a wash basin, an electrical shaving point, a double shower enclosure with a wall-mounted electric shower fixture, floor to ceiling tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights and an extractor fan

Bedroom Three

11'1" x 9'8" (3.39m x 2.97m)

The third bedroom has three UPVC double glazed windows to the front elevation, deep-pile carpeted flooring and a radiator

Bedroom Four

10'9" x 9'1" (3.30m x 2.79m)

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

Bathroom

8'7" x 7'0" (2.63m x 2.14m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a panelled bath, a corner fitted shower enclosure with an overhead dual-rainfall shower, a chrome heated towel rail, tiled flooring, floor to ceiling tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking for multiple cars, a hard-standing area for further off-road parking / motorhome, access into the double garage and gated access to the bin store

Side

To the side of the property is a paved patio area providing an additional parking space or an additional seating area.

Rear

To the rear of the property is a private enclosed landscaped garden with a large decking area, a patio area, a high-quality artificial lawn, courtesy lighting, a wooden pergola providing space for a BBQ area or a hot tub, brick boundaries and fence panelling

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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash 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:

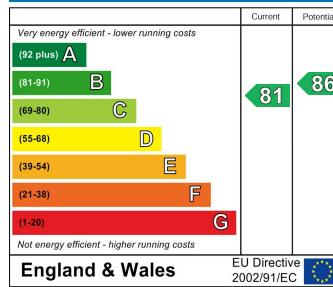
Property Tenure is freehold.

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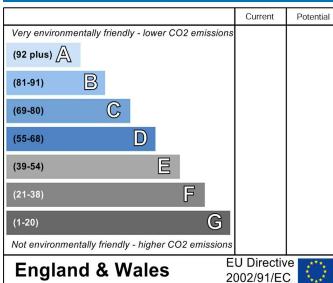
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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