

# HoldenCopley

PREPARE TO BE MOVED

Paige Gardens, Sandiacre, Derbyshire NG10 5PB

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Offers Over £750,000



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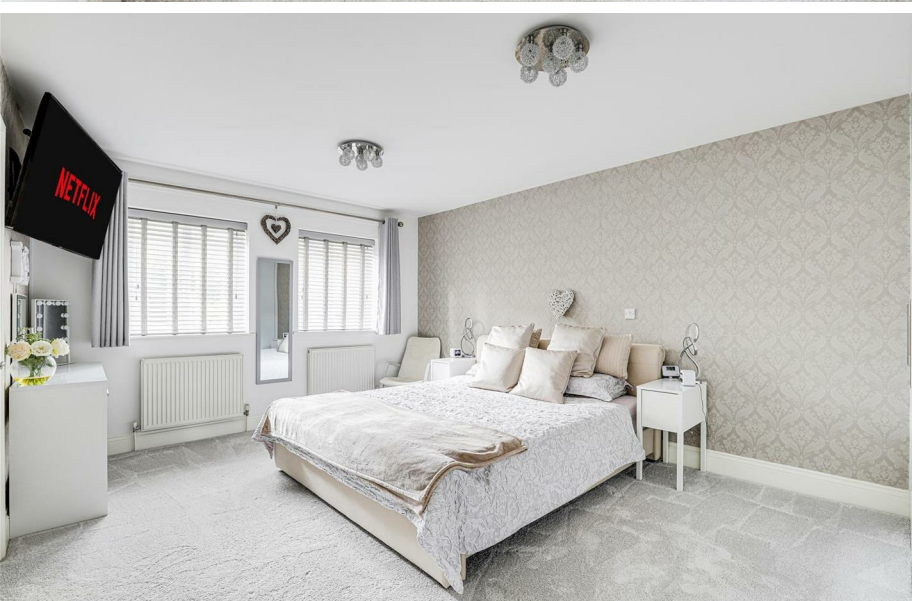
NO UPWARD CHAIN...

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













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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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