

HoldenCopley

PREPARE TO BE MOVED

Elterwater Drive, Gamston, Nottinghamshire NG2 6PX

£600,000

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DETACHED FAMILY HOME...

Nestled in a highly sought-after location, this exceptional five-bedroom detached home offers spacious, well-presented accommodation, making it an ideal move-in-ready choice for families seeking their forever home. The property enjoys proximity to Holme Pierrepont Country Park, an array of shops, excellent transport links, and falls within the catchment area for top-rated schools. As you step into the property, the entrance hall creates a warm and inviting first impression, complemented by a convenient downstairs WC. The ground floor flows effortlessly, featuring two versatile reception rooms—ideal for formal entertaining or cosy family evenings. The heart of the home is the modern fitted kitchen, complete with sleek finishes and ample storage, seamlessly connecting to a practical utility room. Upstairs, the first floor does not disappoint, offering five generously-sized bedrooms. The master suite is a true retreat, complete with its own en-suite bathroom, while the additional bedrooms share a three-piece family bathroom. For those needing extra storage, the property also provides access to a boarded loft space. Externally, the home continues to impress. The front boasts a spacious driveway with room for multiple vehicles, leading to a detached double garage, providing ample parking and storage solutions. To the rear, a meticulously-maintained garden offers the perfect blend of lawn and patio areas, ideal for alfresco dining, children's play, or simply unwinding in a tranquil setting. This property is perfectly suited for those seeking a spacious family home in a prime location, offering comfort, convenience, and a lifestyle ready to be enjoyed from the moment you move in.

MUST BE VIEWED





- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Detached Double Garage
- Private Enclosed Rear Garden
- Desirable Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'4" x 14'7" (2.86m x 4.45m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in under the stairs cupboard and a single composite door providing access into the accommodation.

W/C

5'6" x 2'11" (1.68m x 0.90m)

This space has a low level flush W/C, a wash basin with storage, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

11'8" x 22'2" (3.58m x 6.76m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, coving, recessed spotlights and UPVC double French doors providing access out to the garden.

Dining Room

11'0" x 9'5" (3.37m x 2.89m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Kitchen

10'3" x 10'6" (3.13m x 3.22m)

The kitchen has a range of fitted base and wall units with worktops, a freestanding cooker with an extractor hood, an integrated dishwasher, a stainless steel sink and a half with a drainer, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the rear elevation.

Utility Room

8'7" x 4'10" (2.64m x 1.48m)

The utility room has a fitted worktop, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a radiator, space for a fridge, a wall-mounted boiler, a UPVC double-glazed window to the front elevation and a UPVC single door providing side access.

FIRST FLOOR

Landing

9'4" x 14'1" (2.86m x 4.31m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft via a drop down ladder and provides access to the first floor accommodation.

Master Bedroom

11'7" x 10'4" (3.54m x 3.17m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes with mirrors and matching fitted drawers and bedside tables and access into the en-suite.

En-Suite

3'9" x 6'7" (1.16m x 2.02m)

The en-suite has a low level flush W/C, a wash basin with storage, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'0" x 9'5" (3.06m x 2.89m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes and over the head cupboards with a matching bedside table and desk with drawers.

Bedroom Three

9'8" x 9'2" (2.95m x 2.81m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes and over the head cupboards with a matching drawers.

Bedroom Four

8'10" x 8'5" (2.70m x 2.57m)

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

Bedroom Five

5'11" x 7'8" (1.81m x 2.35m)

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

Bathroom

7'6" x 6'10" (2.30m x 2.10m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and glass shower screens, tiled flooring and partially walls, a heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with lawn areas, mature shrubs and various plants, a detached double garage, a driveway and a single iron gate providing access to the rear.

Rear

To the rear of the property is a private garden with a fence panelled boundary, courtesy lighting, an outdoor tap, patio areas, a lawn, mature trees, shrubs and various plants.

Garage

19'1" x 16'8" (5.84m x 5.09m)

The garage has lighting, power points, a single door and an electric garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

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 - Rushcliffe 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 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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