

# HoldenCopley

PREPARE TO BE MOVED

Rectory Mews, Clifton Village, Nottinghamshire NG11 8EU

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Guide Price £800,000 - £925,000



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GUIDE PRICE £800,000-£850,000

PREPARE TO BE IMPRESSED...

This substantial five-bedroom detached house is the perfect forever-family home, offering both space and elegance. Set within a secure, gated private community in the sought-after location of Clifton Village, it is within close proximity to local amenities, including the Clifton Woods Nature Reserve, excellent schools, and convenient commuting links. On the ground floor, the welcoming entrance hall leads to a spacious living room featuring a media wall with a cosy fireplace, and double French doors that open onto the rear garden. Adjacent to the living room is a bright and airy sunroom, perfect for year-round enjoyment. There is also a versatile playroom that can easily adapt to your family's needs. The heart of the home is the contemporary kitchen, boasting a breakfast bar island, integrated appliances, and access to the dining room, creating an ideal space for family gatherings. Completing the ground floor is a convenient utility room and a W/C. Upstairs, you'll find five generously sized bedrooms. Three of the bedrooms benefit from stylish en-suite bathrooms, while a modern family bathroom serves the remaining two bedrooms, ensuring plenty of space and comfort for everyone. Outside, the front of the property offers a large driveway providing off-road parking for multiple cars, access to the double garage, a solid oak porch, and a garden area with a lawn and a variety of plants and shrubs. To the rear, a private south-facing garden features a patio seating area, an expansive artificial lawn, and gated access to a second garden area with a lawn, mature trees, and a variety of established plants and shrubs. The rear garden is a fantastic space to enjoy the outdoors, perfect for relaxation or entertaining.

MUST BE VIEWED!







- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms & Sun Room
- Contemporary Kitchen
- Utility Room & Ground Floor W/C
- Three Stylish En-Suites & Family Bathroom
- Driveway & Double Garage
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Sought-After Location











## GROUND FLOOR

### Entrance Hall

13'9" x 10'11" (4.20 x 3.34)

The entrance hall has solid oak flooring, a carpeted stair runner, a radiator, partially panelled walls, recessed spotlights, a UPVC double-glazed window with a fitted shutter to front elevation and two double-glazed obscure windows with a single composite door providing access into the accommodation.

### W/C

5'3" x 3'3" (1.61 x 1.00)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, a wall-mounted LED mirror, partially tiled walls, solid oak flooring, recessed spotlights and an extractor fan.

### Play Room

14'2" x 9'3" (4.34 x 2.83)

The playroom has solid oak flooring, a radiator, recessed spotlights and a UPVC double-glazed window with fitted shutters to the front elevation.

### Living Room

17'5" x 14'2" (5.32 x 4.33)

The living room has carpeted flooring, two radiators, recessed spotlights, a feature media wall with a feature fireplace, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

### Sun Room

13'6" x 9'6" (4.14 x 2.92)

The sun room has solid oak flooring, a vertical radiator, recessed spotlights, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### Kitchen

14'8" x 12'10" (4.48 x 3.93)

The kitchen has a range of fitted base and wall units with granite worktops and a feature breakfast bar island, an under-mount sink with draining grooves and a swan neck mixer tap, an integrated oven, microwave, hob, fridge & wine cooler, LED under cabinet lighting, recessed spotlights, a radiator, open access to the dining room, solid oak flooring, a UPVC double-glazed window to the rear elevation and a single composite door opening out to the rear garden.

### Dining Room

14'6" x 9'8" (4.42 x 2.97)

The dining room has solid oak flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Utility Room

9'8" x 5'4" (2.97 x 1.65)

The utility room has fitted base and wall units with quartz worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine & tumble dryer, access to the garage, recessed spotlights, an extractor fan, a radiator, solid oak flooring and a single composite door providing access to the rear garden.

## FIRST FLOOR

### Landing

20'8" x 4'10" (6.32 x 1.48)

The landing has carpeted flooring, a radiator, recessed spotlights, an in-built storage cupboard, a Velux window and access to the first floor accommodation.

### Master Bedroom

23'4" x 15'10" (7.12 x 4.83)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite and two UPVC double-glazed windows to the side and front elevations.

### En-Suite

7'10" x 7'10" (2.40 x 2.40)

The en-suite has a concealed low level dual flush W/C, a vanity storage with a wash basin, a wall-mounted LED mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window with fitted shutters to the front elevation.

### Bedroom Two

16'0" x 12'5" (4.90 x 3.81)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, floor-to-ceiling bespoke fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

5'11" x 5'6" (1.81 x 1.70)

The en-suite has a low level dual flush W/C, a vanity storage with a wash basin, a wall-mounted LED mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, tiled walls, recessed spotlight, an extractor fan and tiled flooring.

### Bedroom Three

12'9" x 8'7" (3.91 x 2.64)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, partially panelled walls, bespoke fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

9'9" x 3'4" (2.98 x 1.02)

The en-suite has a low level dual flush W/C, a vanity storage with a wash basin, a wall-mounted LED mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window with fitted shutters to the side elevation.

### Bedroom Four

12'7" x 10'0" (3.85 x 3.07)

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

### Bedroom Five

10'7" x 10'4" (3.24 x 3.16)

The fifth bedroom has carpeted flooring, a radiator, recessed spotlights, bespoke sliding door fitted wardrobes, access to the boarded loft and a UPVC double-glazed window with fitted shutters to the rear elevation.

## Bathroom

9'8" x 5'8" (2.96 x 1.75)

The bathroom has a low level dual flush W/C, a vanity storage with a wash basin, a wall-mounted LED mirror, a double ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the of the property is secure electric gated access, a block-paved driveway providing off-road parking for multiple cars, access to the double garage, courtesy lighting, a solid oak porch, gated access to the rear garden, a lawn and a range of plants and shrubs.

### Double Garage

19'7" x 17'8" (5.99 x 5.40)

The garage has courtesy lighting, power supply, ample storage space and an electric up-and-over sectional door.

### Rear

To the rear of the property is a private south-facing garden with a paved patio area, an expansive artificial lawn, fence paneling boundaries, gated access to the second part of the garden with a lawn, a variety of mature trees, plants and shrubs and fence paneling boundaries.

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest

upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

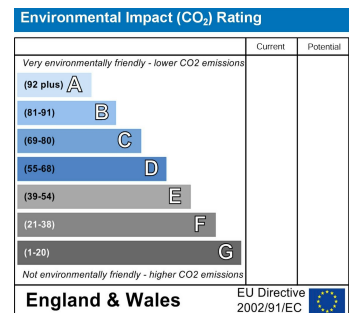
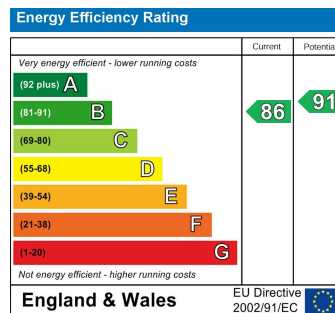
Flood Risk – The government website states this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

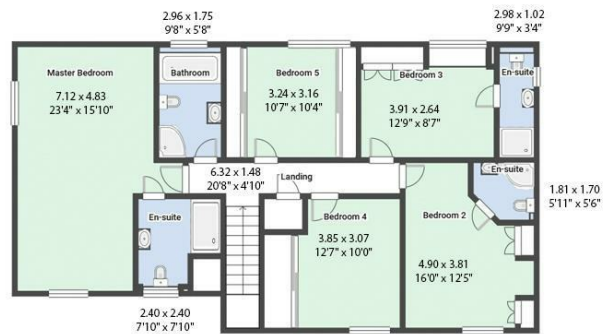
Any Legal Restrictions – No

Other Material Issues – No



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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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