



Holly House, 7 Holly Avenue,
Wilford, NG11 7AF

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Holly House is an individually designed and built, executive family home offering spacious, unique and versatile living accommodation over three floors. Measuring approximately 3700 sq ft, the property has been built to a high standard with quality finishes including NEFF kitchen appliances, marble worktops and interior lighting.

The immaculately presented accommodation includes an entrance hall, 24ft games room, w/c, and a large storage room on the ground floor, an open plan dining kitchen, utility room, separate living room, and an inner hall giving access to the master bedroom and bathroom on the first floor, with three further bedrooms, an en-suite shower room and the family bathroom on the second floor.

A large driveway and an integral double garage provide off road parking for multiple vehicles, and the property enjoys south facing rear gardens with a terrace and lawned area, ideal for entertaining.

Located in the heart of Wilford Village, within easy reach of Nottingham City Centre, and the Queens Medical Centre, the property has excellent commuting links, including the tram link into the City. Wilford itself boasts a number of bars, restaurants and a supermarket and excellent local schools.

This fabulous family home will be completed in June / July 2021. Contact Thomas James for more information.

Guide Price £795,000





Directions

Holly Avenue can be located from Main Road, Wilford.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With matching double glazed light panels to both sides, opening to the:-

Entrance Hall

Stairs rising to the first floor, ceiling spotlights, radiator, and doors leading to the storage room, ground floor w/c, and the:-

Games Room 24'3" x 20'4" (7.4m x 6.2m)

Double glazed bi-folding doors opening to the rear garden, ceiling spotlights, radiator.

Home Gym / Storage Room 24'3" x 11'5" (7.4m x 3.5m)

A versatile room, offering the potential for storage or a home gym. Double glazed bi-folding doors opening to the rear garden, ceiling spotlights, radiator.

Ground Floor W/C

Fitted with a close coupled w/c, and a wash hand basin.

Extractor fan, ceiling spotlights, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs rising to the second floor, UPVC double glazed windows to the front and rear elevations, ceiling spotlights, radiator, and doors leading to the inner hall, open plan dining kitchen and the:-

Living Room 24'3" x 11'5" (7.4m x 3.5m)

UPVC double glazed window to the front elevation, UPVC double glazed sliding patio door opening to a Juliette balcony, ceiling spotlights, radiator.

Open Plan Dining Kitchen 24'3" x 20'4" (7.4m x 6.2m)

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, with marble work surfaces and matching up-stands over, matching island, inset one and a half bowl sink and drainer unit, instant hot water tap, integrated AEG wine cooler, integrated NEFF appliances including a double gas oven, electric induction hob with an overhead extractor fan, microwave, dishwasher, fridge and freezer. Feature lighting, ceiling spotlights, a door leading to the UTILITY ROOM and open access to the:-

DINING AREA:- Feature lighting, ceiling spotlights, two radiators, UPVC double glazed window to the rear elevation, and UPVC double glazed sliding patio doors opening to a Juliette balcony.

Utility Room 5'10" x 5'10" (1.8m x 1.8m)

Fitted with base units, with a work surface over, sink and drainer unit, integrated NEFF washer/dryer.

UPVC double glazed window to the side elevation, ceiling spotlights.

Inner Hall

With doors leading to the master bedroom and the:-

Bathroom 8'10" x 5'10" (2.7m x 1.8m)

Fitted with a three piece suite in white comprising a close coupled wc, freestanding bath and wash hand basin over vanity unit.

Extractor fan, ceiling spotlight, radiator, tiled walls, tiled flooring, Door opening to bedroom.

Master Bedroom 18'8" x 11'1" (5.7m x 3.4m)

Three UPVC double glazed windows to the front elevation, fitted wardrobes, feature lighting, radiator.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Two double glazed sky-light windows, and doors leading to the inner hall, and to:-

Bedroom 17'0" x 11'5" (5.2m x 3.5m)

Four sky-light windows, feature circular double glazed window to the front elevation, fitted wardrobes, eaves storage, radiator.

Inner Hall

Doors leading to two bedrooms and the family bathroom.

Bedroom 16'8" x 10'9" (5.1m x 3.3m)

Two double glazed sky-light windows, fitted wardrobes, eaves storage, radiator, and a door giving access to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a closed coupled w/c, wash hand basin, and a shower enclosure.

Tiled flooring, tiled walls, ceiling spotlights, heated towel rail, double glazed sky-light window.

Bedroom 17'0" x 11'1" (5.2m x 3.4m)

Two double glazed sky-light windows, UPVC double glazed window to the side elevation, fitted wardrobes, radiator, eaves storage.

Family Bathroom 9'10" x 8'10" (3.0m x 2.7m)

Fitted with a three piece suite in white comprising a close coupled wc, freestanding bath and wash hand basin over vanity unit.

Extractor fan, ceiling spotlight, radiator, tiled walls, tiled flooring, skylight window.

OUTSIDE

Access via a shared drive, the private driveway provides off road parking for multiple vehicles and gives access to the INTEGRAL DOUBLE GARAGE.

The south facing rear garden is mainly laid to lawn, with a paved terrace area, complete with exterior lighting providing an ideal entertaining space.

Integral Double Garage 18'8" x 16'8" (5.7m x 5.1m)

With an electric up and over door to the front.

Computer Generated Images

Please note that Computer Generated Images have been used in these property details.

Referral Arrangement Note

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DISCLAIMER NOTES

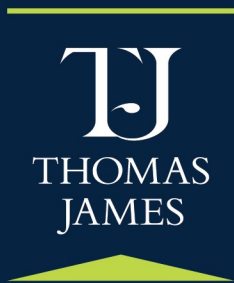
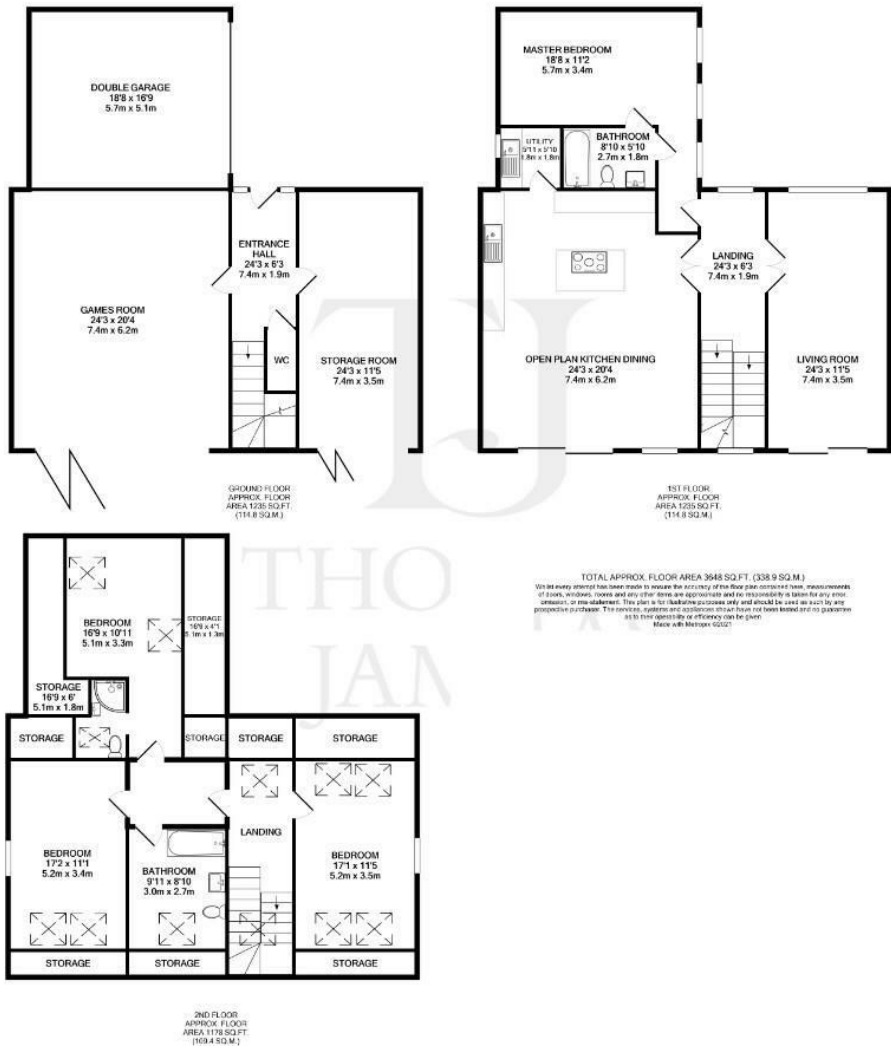
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MONEY LAUNDERING

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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