Emma Terry Homes

moving made personal



Ivy House Main Street

Hoveringham, Nottingham, NG14 7JR

Asking price £495,000

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This stunning Victorian detached home in Hoveringham offers an exceptional blend of period charm, character features and spacious family living.

Beautifully maintained throughout, the property retains many original features, including attractive fireplaces and a striking staircase, whilst benefitting from modern comforts. Offering generous accommodation across two floors, this wonderful home is perfectly suited to growing families seeking both space and character.

The ground floor is centred around a welcoming entrance hall with an elegant staircase rising to the first floor. There are two spacious reception rooms, providing flexible living and entertaining space, whilst the beautifully appointed kitchen diner has been thoughtfully designed to create the heart of the home, offering ample room for family life and social occasions alike.

To the first floor, the property boasts four generous double bedrooms, including a spacious principal bedroom benefitting from its own en-suite. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property continues to impress. To the rear, a private and beautifully maintained courtyard garden provides a peaceful retreat and an ideal setting for outdoor dining and entertaining. Further enhancing the practicality of the home is a useful outside utility room, separate WC and workshop, alongside a garage which can also be accessed directly from the garden.

Combining elegant period features, spacious accommodation and a highly desirable village location, this charming family home offers a rare opportunity to acquire a character property in one of Nottinghamshire's most sought-after villages. Early viewing is highly recommended to fully appreciate the space, character and lifestyle on offer.







ENTRANCE HALL
Entrance door to property, doors through to Kitchen, Living/Diming Room and Sitting Room and stairs to first floor.

KITCHEN
22'2" x 13'8" (6.76 x 4.17)
A variety of shaker style base and wall units with granite worktops and an island unit, Belfast sink with mixer tap, space for range cooker, extractor fan, sash windows to the front elevation and a wood framed bi-fold doors to rear.

LIVING/DINING ROOM
31'0" x 17'10" (9.45 x 5.44)
Original Victorian fireplace and sash windows to the front.

SITTING ROOM
13'10" x 13'3" (4.24 x 4.06)
A gas fire, built-in storage cupboards and a sash window to front.

LANDING
Doors through to Bedroom 1, 2, 3, 4 and Bathroom.

BEDROOM 1
13'10"x 10'2" (4.22x 3.10)
Built-in storage cupboard, sash window to rear and door through to ensuite.

ENSUITE
Low-level flush WC, wash hand basin in vanity unit, sit in bath with mixer tap and a shower head and window to side.

BEDROOM 2
13'5" x 9'10" .173'10" (4.09 x 3 .53)
Sash window to rear.

BEDROOM 3
13'6" x 12'5" (4.14 x 3.81)
Sash window to front.

BEDROOM 4
12'11" x 11'6" (3.94 x 3.53)
Sash window to front.

BATHROOM
Low level flush WC, a bidet, wash hand basin, bath with an overhead shower and built-in storage cupboards.

OUTSIDE
The property enjoys a private and enclosed rear garden, offering a wonderful outdoor space to relax and unwind. Thoughtfully landscaped, the garden features a paved patio seating area, a well-maintained lawn and a variety of mature plants and shrubs that provide colour and interest throughout the seasons. A decorative pond adds to the charm of the garden, whilst a useful workshop and separate utility space with WC offer excellent practicality.

WORKSHOP
13'5" x 7'8" (4.09 x 2.36)

CELLAR
23'1" x 7'4" (7.04 x 2.24)

GARAGE
14'6" x 8'2" (4.42 x 2.49)










































CUSTOMS & EXCISE



Road Map

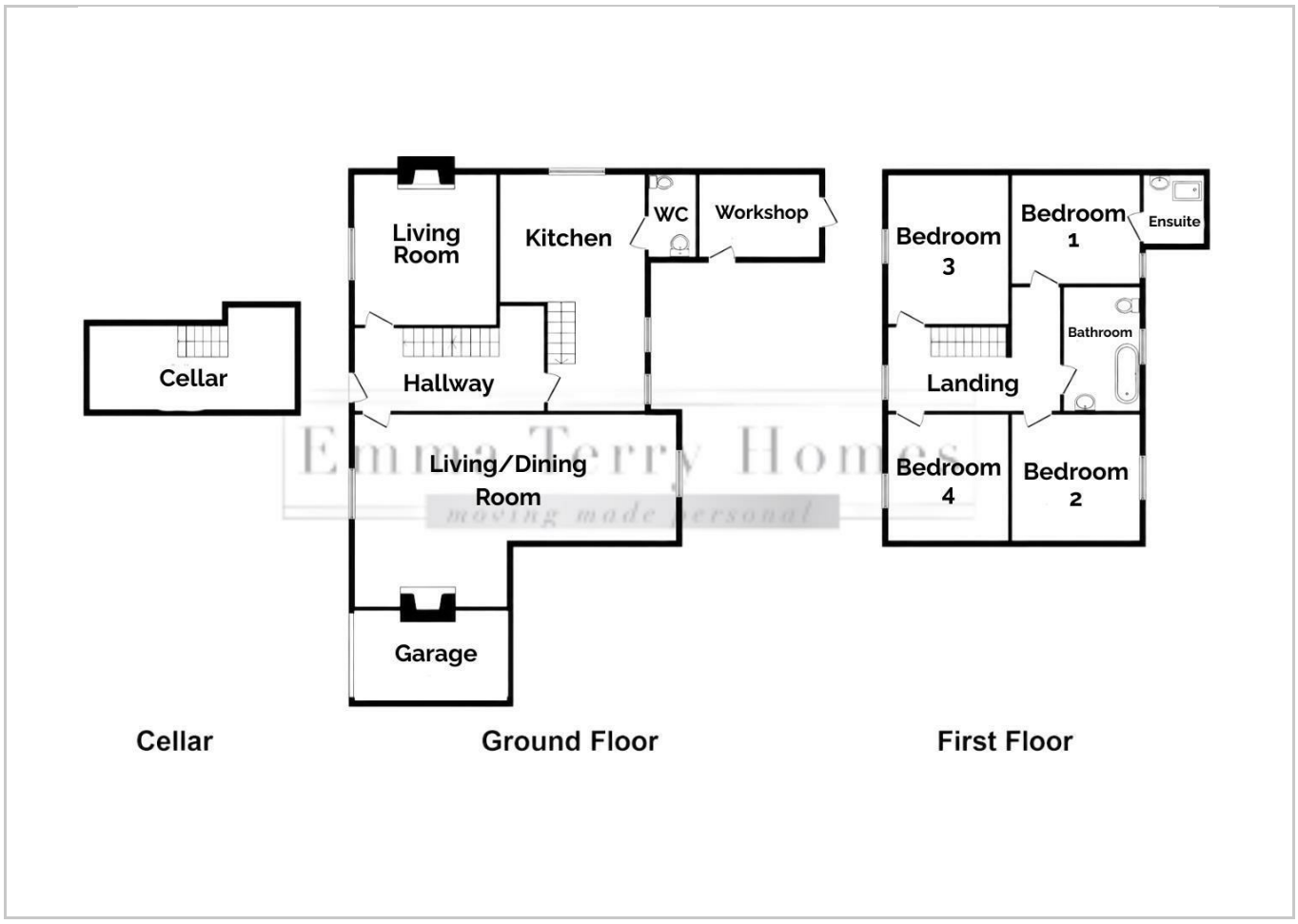


Hybrid Map



Terrain Map

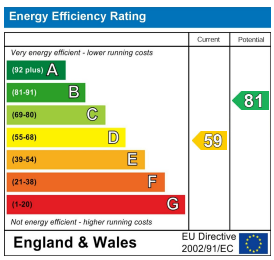




Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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