

HoldenCopley

PREPARE TO BE MOVED

Aylesham Avenue, Woodthorpe View, Nottinghamshire NG5 6PX

Guide Price £350,000

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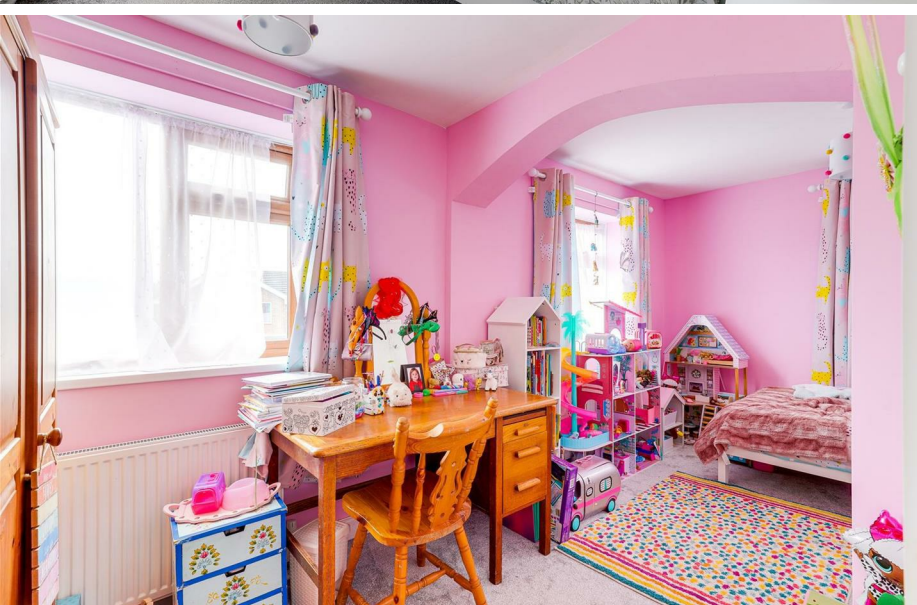


GUIDE PRICE £350,000 - £375,000

Welcome to this stunning four-bedroom detached house, a spacious family home that is well-presented throughout. Situated in a popular location, this property is close to a range of local amenities including shops, eateries, schools, and excellent commuting links, making it the perfect choice for a growing family. Upon entering, you are greeted by a welcoming hallway that provides access to the reception room. This inviting space seamlessly flows into the dining room, creating a welcoming and spacious area for entertaining. Adjacent to the dining room is a bright conservatory, perfect for relaxing with views of the garden. The heart of the home is the modern kitchen/diner, designed to meet all your culinary needs and enhanced by patio doors that open out to the rear garden. Completing the ground floor is a convenient W/C. The upper level boasts four generous double bedrooms, offering ample space for family members or guests. A well-appointed three-piece bathroom suite serves the residents, ensuring comfort and convenience. Outside, the front of the property features a driveway providing off-road parking for multiple cars, access to a garage with ample storage space & a golf simulator with a garden area adorned with a variety of plants and shrubs. The rear of the house presents a lovely enclosed garden with a lawn, a patio seating area perfect for outdoor dining and a variety of plants and shrubs.

MUST BE VIEWED





- Detached House
- Four Bedroom Bedrooms
- Two Reception Room
- Kitchen Diner
- Conservatory & Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

3'6" x 2'6" (1.08 x 0.78)

The porch has tiled flooring, UPVC double-glazed windows surround and a single UPVC door providing access into the accommodation.

Hallway

12'9" x 3'10" (3.91 x 1.19)

The hallway has vinyl flooring, carpeted stairs, a radiator and a single composite door providing access from the porch.

W/C

6'5" x 2'10" (1.96 x 0.87)

This space has a low level dual flush W/C, a wall-mounted wash basin, a tiled splash back, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Living Room

12'9" x 11'4" (3.89 x 3.47)

The living room has a vinyl flooring, a radiator, ceiling coving, a recessed chimney breast alcove, a tiled hearth and a wooden beam, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

11'0" x 9'8" (3.36 x 2.97)

The dining room has vinyl flooring, a radiator, ceiling coving and sliding patio doors opening out to the conservatory.

Conservatory

11'9" x 9'4" (3.60 x 2.86)

The conservatory has vinyl flooring, a radiator, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

Kitchen Diner

17'4" x 13'1" (5.29 x 4.00)

The kitchen diner has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a dishwasher, a breakfast bar, partially tiled walls, an in-built storage cupboard, two radiators, vinyl flooring, three UPVC double-glazed windows to the sides and rear elevations and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

9'4" x 6'1" (2.85 x 1.87)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft with courtesy lighting.

Master Bedroom

11'10" x 11'10" (3.63 x 3.62)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

16'6" x 9'7" (5.03 x 2.94)

The second bedroom has carpeted flooring, two radiators and three UPVC double-glazed windows to the side and front elevations.

Bedroom Three

11'8" x 9'6" (3.57 x 2.92)

The third bedroom has carpeted flooring, a radiator, two in-built storage cupboards and a UPVC double-glazed window to the rear elevation.

Bedroom Four

8'3" x 6'5" (2.54 x 1.96)

The fourth bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and rear elevations.

Bathroom

7'1" x 5'6" (2.17 x 1.69)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, an extractor fan, partially tiled walls, a heated towel rail, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars,

access to the garage that has ample storage space & a golf simulator, courtesy lighting and a garden area with a range of plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a variety of plants and shrubs, and fence panelling boundary.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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:

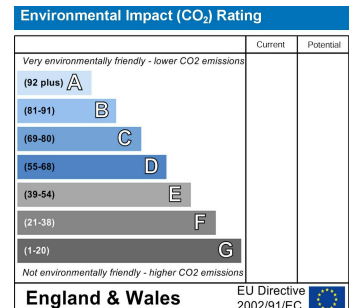
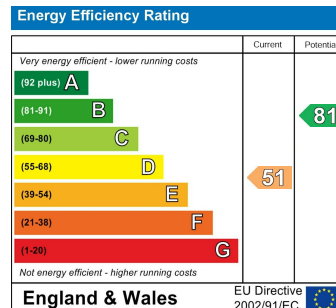
Property Tenure is Freehold

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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.

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.





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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