

HoldenCopley

PREPARE TO BE MOVED

Woodchurch Road, Arnold, Nottinghamshire NG5 8NJ

£850,000

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PREPARE TO BE IMPRESSED...

This substantial detached house, constructed in recent years, boasts spacious and versatile accommodation spanning three floors, all exceptionally well-presented throughout. The property benefits from an array of modern fixtures and fittings, including recessed spotlights and underfloor heating. Situated on a fantastic-sized corner plot at the beginning of a quiet cul-de-sac, it is in close proximity to various local amenities, including Bestwood and Gedling Country Park, and offers excellent commuting links and access to fantastic school catchments. The ground floor features an entrance hall with an oak atrium that floods the space with natural light and a central feature staircase. Additionally, there is a W/C, three reception rooms, a modern fitted kitchen with integrated appliances and a central breakfast bar, and a utility room. The first floor hosts a large master bedroom equipped with its own dressing room and a four-piece en-suite, along with two double bedrooms with fitted wardrobes, and a four-piece bathroom suite. The second floor offers three more double bedrooms, serviced by an additional bathroom and another en-suite. Outside, the front garden includes a block-paved driveway and access to the double garage, while the rear boasts a generous-sized, well-maintained garden.

MUST BE VIEWED





- Substantial Detached House
- Six Double Bedrooms
- Stylish Fitted Breakfast Kitchen With Integrated Appliances
- Three Reception Rooms
- Utility & W/C
- Four Modern Bathroom Suites
- Fantastic-Sized Garden
- Driveway & Double Garage
- Quiet Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'10" x 11'6" (6.07 x 3.53)

The entrance hall has hardwood flooring with underfloor heating, a wall-mounted digital thermostat, an oak central staircase with carpeted stairs and glass panels, recessed spotlights, an in-built cloak cupboard, and an oak double-glazed atrium with a single oak door providing access into the accommodation.

Sitting Room

17'9" x 11'8" (5.43 x 3.58)

The sitting room has two UPVC double-glazed windows to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, an aerial point, and double oak doors leading into the living room.

Living Room

17'10" x 17'2" (5.44 x 5.24)

The living room has carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a recessed wall alcove with a log-burning stove and tiled hearth, a wall-mounted TV point, and bi-folding doors opening out onto the rear patio.

W/C

6'2" x 4'4" (1.88 x 1.33)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, tiled splashback, hardwood flooring with underfloor heating, recessed spotlights, and an extractor fan.

Cloak Room

4'3" x 4'1" (1.32 x 1.27)

Dining Room

17'10" x 11'9" (5.44 x 3.59)

The dining room has two UPVC double-glazed windows to the front elevation, hardwood flooring with underfloor heating, a wall-mounted digital thermostat, and open access into the kitchen diner.

Kitchen Diner

17'9" x 17'1" (5.42 x 5.23)

The kitchen has a range of fitted gloss handleless base and wall units with Quartz worktops, a feature breakfast bar island, an undermount sink and a half with a swan neck mixer tap and draining grooves, an induction hob with an angled extractor fan and Quartz splashback, an integrated Bosch oven and microwave, an integrated dishwasher, an integrated wine fridge, an integrated fridge freezer, ceramic tiled flooring with underfloor heating, a wall-mounted digital thermostat and TV point, recessed spotlights, a UPVC double-glazed window to the side elevation, and bi-folding doors with integral blinds opening out onto the rear patio.

Utility

10'8" x 7'3" (3.26 x 2.22)

The utility room has fitted gloss handleless base and wall units with Quartz worktops, an undermount sink with a swan neck mixer tap and draining grooves, an integrated washer and tumble-dryer, ceramic tiled flooring with underfloor heating, recessed spotlights, an in-built cupboard, UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

16'9" x 10'8" (5.13 x 3.26)

The galleried landing has carpeted flooring, an oak banister with glass panels, a radiator, recessed spotlights, a balcony overlooking the ground floor, and provides access to the first floor accommodation.

Master Bedroom

17'11" x 17'9" (5.47 x 5.43)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, access into a dressing room, and access into the en-suite.

Dressing Room

10'4" x 5'1" (3.16 x 1.55)

The dressing room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and fitted mirrored sliding wardrobes.

En-Suite

10'4" x 8'6" (3.16 x 2.60)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath, an electrical shaving point, a shower enclosure with an overhead rainfall shower, a handheld shower head and a bi-folding screen, ceramic tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

10'8" x 8'8" (3.26 x 2.66)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath, an electrical shaving point, a shower enclosure with an overhead rainfall shower, a handheld shower head and a bi-folding screen, ceramic tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

17'10" x 16'4" (5.44 x 5.00)

The third bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, a TV point, and a fitted sliding mirrored door wardrobe.

Bedroom Four

17'10" x 11'10" (5.46 x 3.61)

The fourth bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and a fitted sliding mirrored door wardrobe.

SECOND FLOOR

Upper Landing

12'1" x 11'8" (3.69 x 3.58)

The upper galleried landing has carpeted flooring, an oak banister with glass panels, a radiator, recessed spotlights, a balcony overlooking the first two floors, and provides access to the second floor accommodation.

Bedroom Two

24'10" x 17'3" (7.58 x 5.28)

The second bedroom has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, a TV point, two radiators, fitted sliding door wardrobes, and access into the second en-suite.

En-Suite Two

7'2" x 5'5" (2.20 x 1.66)

The second en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower and a handheld shower head, ceramic tiled flooring with underfloor heating, an electrical shaving point, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Five

17'6" x 12'2" (5.35 x 3.71)

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

Bedroom Six

17'6" x 12'2" (5.34 x 3.73)

The sixth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and recessed spotlights.

Bathroom

8'8" x 8'0" (2.66 x 2.46)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a tiled bath, ceramic tiled flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, access into the detached double garage, lawned areas, a range of decorative plants and shrubs, courtesy lighting, and access to the garden.

Double Garage

15'0" x 14'8" (4.58 x 4.48)

The double garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a wrap-around lawn, courtesy lighting, an outdoor tap, a log store, an external power socket, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps download / 220 Mbps upload

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

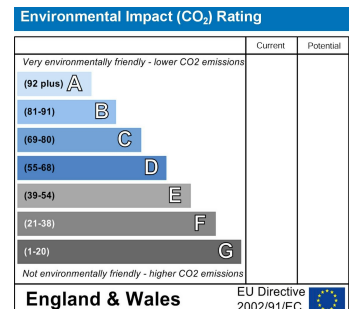
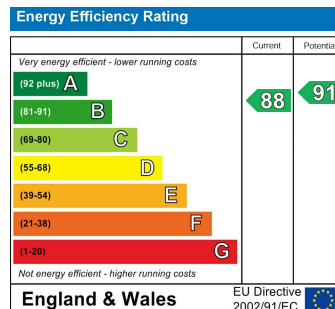
The vendor has advised the following:

Property Tenure is Freehold

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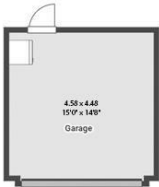
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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