

# HoldenCopley

PREPARE TO BE MOVED

Winscale Gardens, Top Valley, Nottinghamshire NG5 9DY

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Guide Price £185,000 - £195,000



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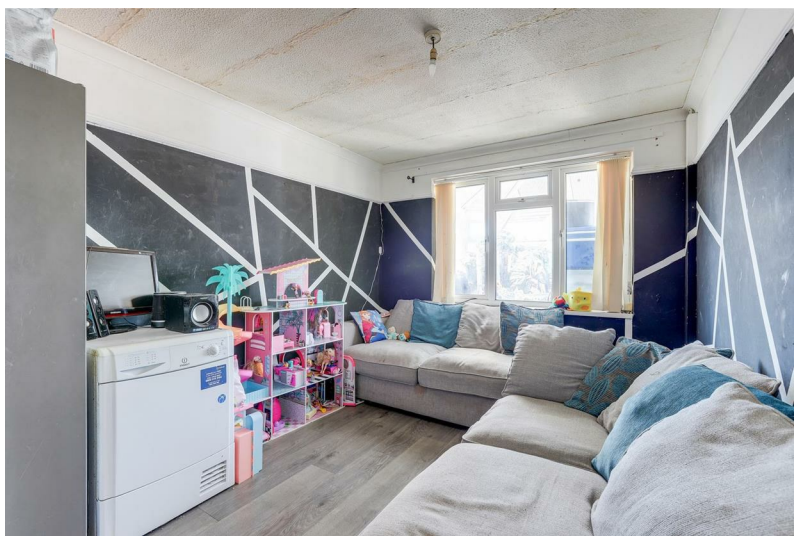


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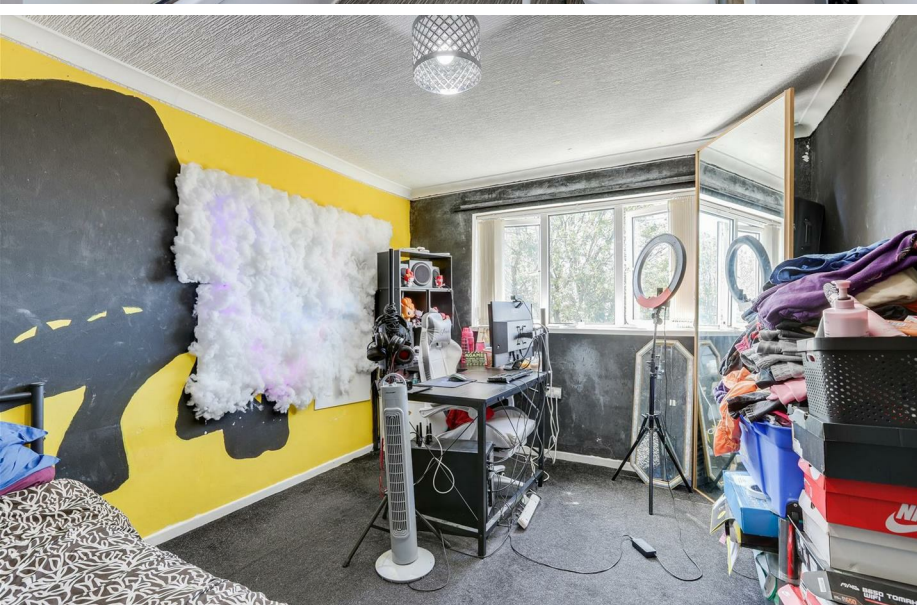
### SPACIOUS FAMILY HOME...

Situated on a generous corner plot, this end terraced house offers a fantastic opportunity for a variety of buyers keen to add their own personal touch. Ideally positioned, the property benefits from easy access to a wide range of local amenities including shops, schools, and more, while excellent transport links provide a straightforward commute into Nottingham City Centre. Inside, the ground floor features an entrance hall leading to a convenient W/C, a comfortable living room, a separate dining room, a fitted kitchen, and a conservatory. Upstairs, there are three double bedrooms plus a smaller fourth room, perfect as a home office or child's bedroom. The first floor also includes a well-appointed three-piece bathroom suite. Outside, the front of the property boasts a neat lawn and gated access to the rear garden. The south-facing rear and side gardens provide a peaceful outdoor space with a lawn, gravelled area, decking for seating, and fenced boundaries, making it perfect for relaxing or entertaining. Additional benefits include solar panels, adding an energy-efficient feature.

MUST BE VIEWED







- End Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Corner Plot South-Facing Garden
- Solar Panels
- Must Be Viewed











GROUND FLOOR

Entrance Hall

19'3" x 6'9" (max) (5.88m x 2.06m (max))

The entrance hall has wood-effect flooring, carpeted stairs, two in-built cupboards, dado rail, and a UPVC door providing access into the accommodation.

W/C

54'7"10" x 3'2" (16.7m x 0.98m )

This space has a UPVC double glazed obscure window room the front elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, coving to the ceiling, and wood-effect flooring.

Living Room

16'1" x 12'5" (4.92m x 3.80m )

The living room has two UPVC double glazed windows to the front and side elevation, a radiator, a dado rail, coving to the ceiling, a ceiling rose, a TV point, a decorative feature fireplace, and carpeted flooring.

Dining Room

15'0" x 9'1" (max) (4.58m x 2.78m (max))

The dining room has wood-effect flooring, coving to the ceiling, and a UPVC double glazed window to the rear elevation.

Conservatory

12'5" x 7'10" (3.80m x 2.41m )

The conservatory has exposed flooring, a UPVC double glazed surround, a Polycarbonate roof, French doors and a UPVC door opening to the rear garden.

Kitchen

11'8" x 10'1" (3.57m x 3.09m )

The kitchen has fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated double oven, a ceramic hob, space and plumbing for a washing machine, space for a dining table, recessed spotlights, exposed flooring, a UPVC double glazed window to the rear elevation, a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

15'9" x 5'11" (max) (4.82m x 1.81m (max))

The landing has carpeted flooring, a dado rail, an in-built cupboard, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

13'7" x 10'4" (max) (4.15m x 3.15m (max))

The first bedroom has two UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Bedroom Two

13'6" x 9'9" (4.13m x 2.99m )

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

13'6" x 10'11" (max) (4.14m x 3.33m (max))

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four

7'3" x 7'2" (2.21m x 2.19m )

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Bathroom

7'10" x 7'7" (max) (2.39m x 2.33m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, an in-built cupboard, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and gated access to the rear garden.

Rear

To the rear and side of the property is a south-facing garden with a lawn, a gravelled area, a decking seating area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

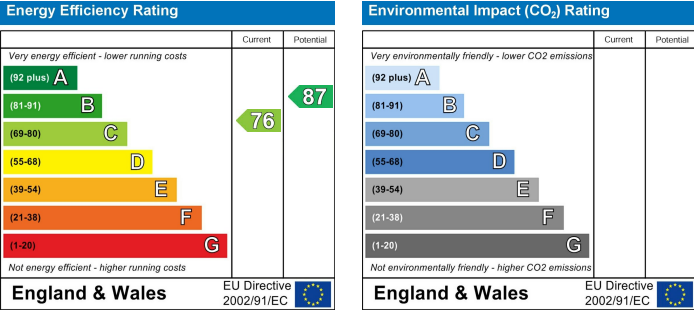
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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## 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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