

HoldenCopley

PREPARE TO BE MOVED

Woodward Gardens, Calverton, Nottinghamshire NG14 6PZ

Guide Price £375,000 - £395,000

Woodward Gardens, Calverton, Nottinghamshire NG14 6PZ



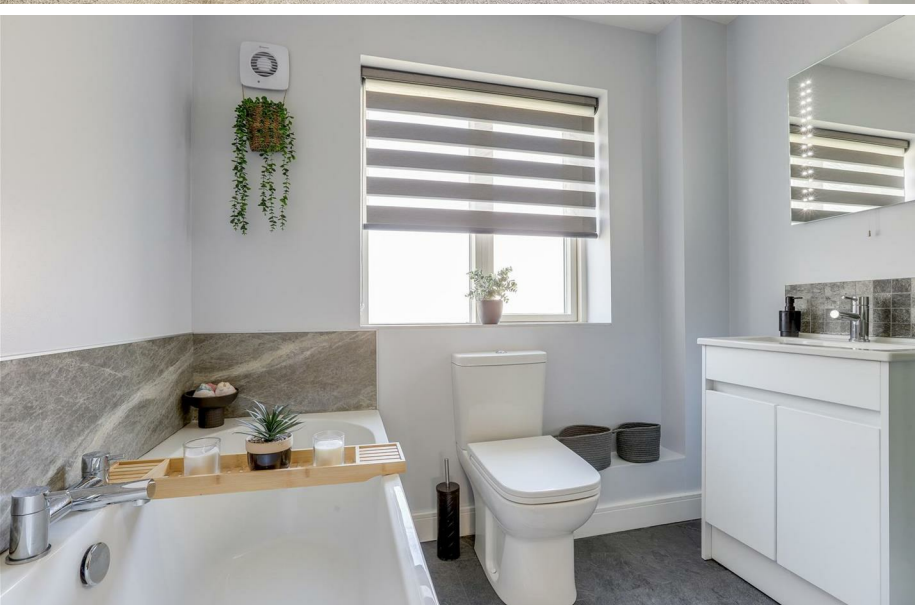
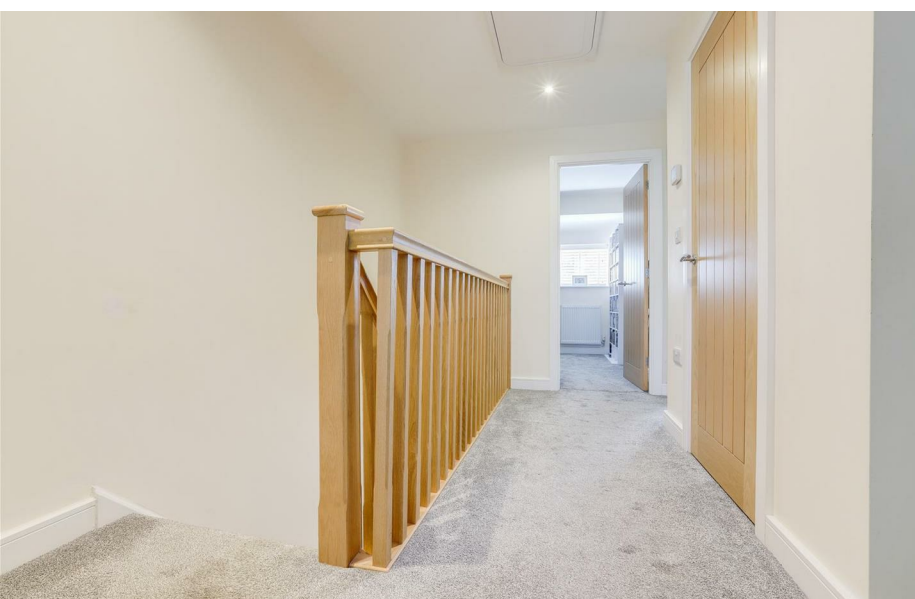
GUIDE PRICE £375,000 - £395,000

WELL PRESENTED THROUGHOUT...

A beautifully presented detached family home, tucked away on a quiet cul-de-sac yet conveniently close to a variety of local shops, schools, and excellent transport links. Perfect for those looking to move straight in, this property offers a blend of style, practicality, and space. The front of the property features a well-kept lawn, a gravelled area, additional parking spaces and a driveway leading to the garage and rear garden. Inside, the entrance hall provides access to a ground floor W/C and leads into a welcoming living room complete with a feature fireplace. The modern fitted kitchen is a real hub of the home, boasting a central island, breakfast bar, and double French doors that open onto the rear garden, while also providing access to the utility room and garage. Upstairs, there are three bedrooms, including a master with an en-suite, and a four-piece family bathroom. The enclosed rear garden is a standout feature, offering a patio area, lawn, gravelled space, gated access, an outside tap, and a versatile garden room, ideal for a home office, gym, or additional living space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'2" x 7'8" (max) (4.95m x 2.35m (max))

The entrance hall has carpeted flooring, a radiator, recessed spotlights, a UPVC double glazed obscure window to the front elevation, and a composite door providing access into the accommodation.

W/C

4'10" x 3'3" (1.49m x 1.01m)

This space has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin, a radiator, a singular recessed spotlight, and tiled flooring.

Living Room

16'4" x 12'7" (max) (4.98m x 3.84m (max))

The living room has a UPVC double glazed windows to the front elevation, a radiator, a TV point, a feature fireplace, and carpeted flooring.

Kitchen/Diner

19'5" x 11'10" (5.94m x 3.63m)

The kitchen/diner has a range of modern fitted base and wall units with worktop, a central island and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a ceramic hob and extractor fan, space for a dining table, recessed spotlights, a radiator, a tiled splashback, wood-effect flooring, a UPVC double glazed window to the front elevation, and double French doors opening to the rear garden.

Utility Room

7'7" x 5'8" (2.33m x 1.73m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a radiator, an extractor fan, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, a door opening to the rear garden, and access int the garage.

Garage

16'4" x 7'9" (4.98m x 2.37m)

The garage has lighting, electrics, a wall-mounted boiler, and an up-and-over door opening to the drive way.

FIRST FLOOR

Landing

11'8" x 7'8" (3.57m x 2.35m)

The landing has carpeted flooring, an in-built cupboard, recesses spotlights, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

12'11" x 11'5" (max) (3.95m x 3.50m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, an in-built cupboard, carpeted flooring, and access into the en-suite.

En-Suite

6'1" x 5'7" (max) (1.86m x 1.72m (max))

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure, a heated towel rail, recessed spotlights, an extractor fan, waterproof boarding, and tiled flooring.

Bedroom Two

11'5" x 10'0" (3.49m x 3.06m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring,

Bedroom Three

9'5" x 7'8" (2.89m x 2.36m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring,

Bathroom

7'8" x 6'9" (2.35m x 2.08m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with central mixer taps, a shower enclosure with a wall-mounted shower fixture, an extractor fan, recessed spotlights, an extractor fan, a heated towel rail, tiled splashback, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, access to the rear garden, a gravelled area, and a driveway giving access into the garden.

Rear

To the rear of the property is an enclosed rear garden with an outside tap, a patio area, a gravelled area, a lawn, a fence panelled boundary, gated access, and access into a versatile garden room.

Cabin/Garden Room

9'5" x 9'5" (max) (2.89m x 2.88m (max))

The cabin/Garden room has two windows looking out to the garden, a purpose built bar, lighting, wood-effect flooring, and double doors opening out to the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 76Mbps and Upload Speed 19Mbps

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 - 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.

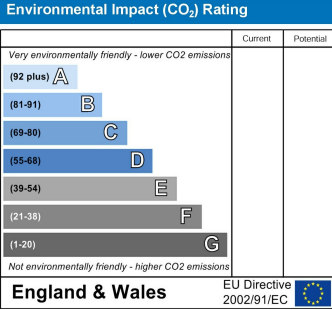
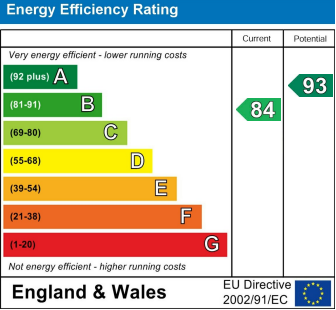
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

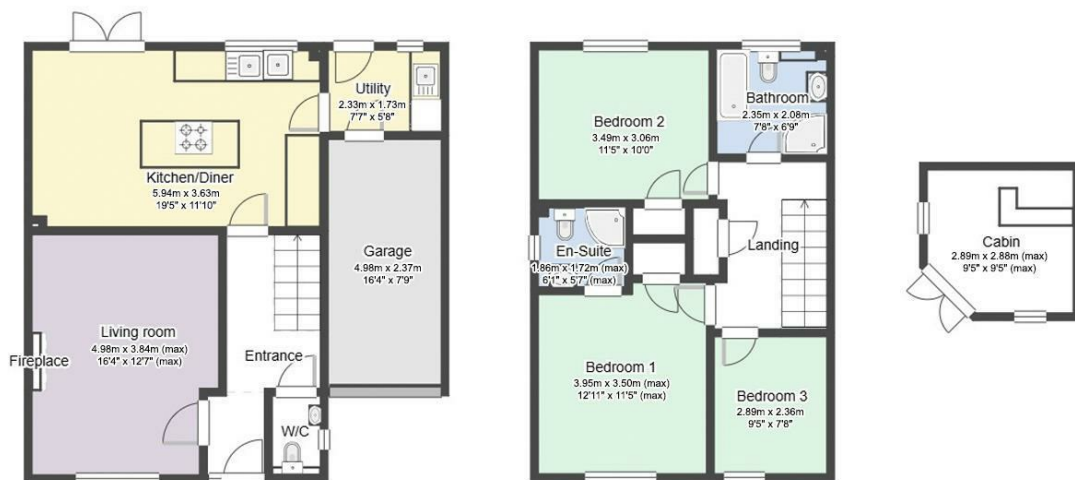
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Woodward Gardens, Calverton, Nottinghamshire NG14 6PZ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.