

HoldenCopley

PREPARE TO BE MOVED

Winterton Close, Woodthorpe View, Nottinghamshire NG5 6PZ

Offers Over £400,000

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NO UPWARD CHAIN...

This impressive four-bedroom detached home is ideal for a growing family, offering generous living space inside and out. The property is beautifully presented throughout and features a range of modern additions, including HIVE smart heating, a contemporary Wren kitchen fitted with high-quality integrated appliances, and a host of stylish finishes. Nestled in a quiet cul-de-sac within a highly desirable, family-friendly area, the home is perfectly positioned just a short distance from both Arnold High Street and the lively Mapperley Top. It also falls within the catchment area for excellent local schools and benefits from convenient transport links. The ground floor comprises a welcoming porch and entrance hall, a cloakroom with W/C, and a spacious open-plan living and dining area, which flows seamlessly into the conservatory through double doors. The modern kitchen diner offers a sociable yet practical space, complete with direct access to the garage where there is provision for utility appliances. Upstairs, there are four well-proportioned bedrooms, all serviced by two contemporary bathroom suites and ample built-in storage. Outside, the front of the property features a double-width driveway providing generous off-road parking and access to the garage. To the rear, you'll find a beautifully maintained garden with multiple seating areas, perfect for relaxing or entertaining, enjoying plenty of sunshine throughout the day.

must be viewed





- Detached House
- Four Bedrooms
- Lounge/Dining Room
- Breakfast Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

3’0" × 2’7" (0.93m × 0.80m)
The porch has tiled flooring, UPVC double glazed windows to the front and side elevation and a single UPVC door to provide access into the accommodation

Entrance Hall

12’11" max × 6’8" (3.95m max × 2.05m)
The entrance hall has ceramic tiled flooring, a radiator, carpeted stairs with a chrome and glass panel staircase, an obscure window to the living room, and a UPVC door providing access into the accommodation.

W/C

4’11" × 2’9" (1.51m × 0.84m)
This space has a low level flush W/C, a vanity-style wash basin, a heated towel rail, floor to ceiling ceramic tiles, a wall-mounted security alarm system, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Lounge/Dining Room

24’3" max × 11’4" (7.40m max × 3.47m)
The lounge/dining room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a recessed flame effect fireplace, two radiators, coving to the ceiling, space for a dining table and double doors into the conservatory.

Conservatory

10’5" × 9’6" (3.19m × 2.92m)
The conservatory has wooden flooring, a sky lantern roof, a range of UPVC double glazed windows to the side and rear elevation, and double French doors opening out to the rear garden

Breakfast Kitchen

17’1" × 11’3" (5.23m × 3.45m)
The fitted kitchen has a range of base and wall units with worktops and breakfast bar, over cabinet and under cabinet lighting, a CDA plinth heater, an inverted stainless steel sink and a half with mixer taps, an integrated Bosch oven, an integrated Bosch combination microwave, a four ring Bosch black induction hob with a Bosch angled chimney extractor, an integrated Neff dishwasher, an integrated fridge freezer, space for an integrated washing machine and tumble dryer, space for a dining table, ceramic tiled flooring, recessed spotlights, a vertical radiator, a UPVC double glazed window to the rear elevation, a sliding patio door to access the rear garden and a single internal door into the garage / utility

Garage

16’7" × 8’1" (5.06m × 2.47m)
The garage has a range of fitted base and wall units along with an electric cooker, space and plumbing for a washing machine, a wall-mounted Worcester combi-boiler, a single UPVC door providing side access, and an up and over door opening out onto the front driveway

FIRST FLOOR

Landing

9’10" max × 9’0" (3.02m max × 2.76m)
The landing has carpeted flooring, an in-built cupboard, access to a boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation

Bedroom One

11’11" min × 11’0" (3.65m min × 3.37m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, a TV point, coving to the ceiling, fitted floor to ceiling wardrobes with coordinating over the bed storage cupboards, bedside units, and access into the en-suite.

En-Suite

8’11" × 7’4" (2.74m × 2.24m)
The en-suite has a low level dual flush W/C, a vanity-style wash basin, a double shower enclosure with an overhead rainfall shower and a handheld shower head, Amtico flooring, partially tiled walls, a chrome heated towel rail, an in-built cupboard, recessed spotlights and a UPVC double glazed obscure window with new vertical blinds to the front elevation

Bedroom Two

11’11" max × 9’9" (3.65m max × 2.98m)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, a TV point and fitted floor to ceiling wardrobes

Bedroom Three

12’0" × 7’11" (3.67m × 2.43m)
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, and a TV point

Bedroom Four

13’6" max × 7’11" (4.12m max × 2.43m)
The fourth bedroom has two UPVC double glazed window to the rear and side elevations, carpeted flooring, a radiator and a TV point.

Bathroom

7’0" × 5’4" (2.15m × 1.65m)
The bathroom has a low level flush W/C combined with a vanity-style wash basin, a P•

shaped tiled bath with central taps, a ceiling mounted rainfall shower head and a handheld shower fixture and shower screen, floor to ceiling tiles, a heated towel rail, recessed spotlights, and a UPVC double glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking for multiple vehicles along with courtesy lighting, and access into the garage

Rear

To the rear of the property is a private enclosed garden with block-paved patio, further patio areas, a lawn, a range of decorative plants and shrubs, a shed, a greenhouse ,an outdoor tap, courtesy lighting, raised planters and fence panelling.

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 1800Mbps and Upload Speed 220Mbps
- 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

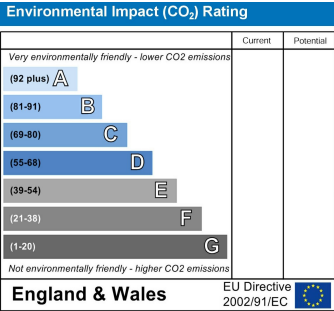
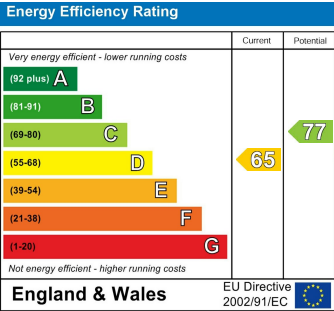
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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