

HoldenCopley

PREPARE TO BE MOVED

Woodland Drive, Nuthall, Nottinghamshire NG16 1AJ

Guide Price £450,000

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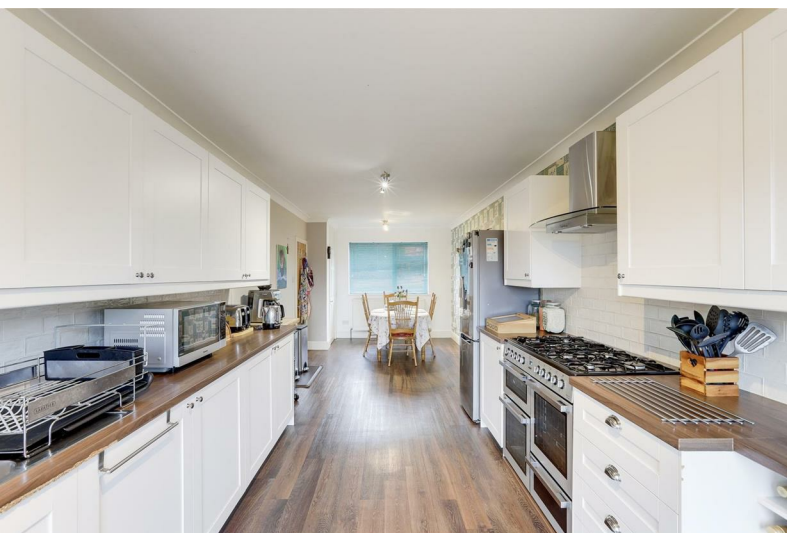


GUIDE PRICE £450,000 - £470,000

THE PERFECT FAMILY HOME...

Nestled in the desirable area of Nuthall, this substantial five-bedroom detached house offers a perfect blend of style, space, and practicality, making it ideal for a growing family. Well-presented throughout the property boasts generous accommodation both inside and out, with proximity to local amenities, excellent school catchments, and convenient commuting links via the M1. Upon entering, a welcoming porch leads to a spacious entrance hall, setting the tone for the expansive layout. The ground floor features a large, open-plan kitchen diner, perfect for family gatherings, complemented by a utility room and a convenient W/C. A formal dining room provides an elegant space for entertaining, while the 'L' shaped living room, complete with a cosy log burner, offers a warm and inviting atmosphere. The first floor comprises five well-proportioned bedrooms, with two large doubles enjoying the luxury of en-suite bathrooms. A family bathroom suite serves the remaining bedrooms, and access to a boarded loft provides additional storage space. Externally, the property continues to impress. A driveway with dual entrances offers ample off-road parking, while the rear garden is a true outdoor haven. It features two elevated decking areas, an electric awning, a spacious patio, a well-maintained lawn, and a shed. The detached double garage, with additional parking in front, adds to the property's practicality and appeal.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Two Reception Rooms
- Large Fitted Kitchen Diner
- Utility & W/C
- Three Bathroom Suites
- Generous Sized Garden With Elevated Decking Areas & Access To Cellar
- CCTV & Security Alarm
- Owned Solar Panels
- Ample Off-Road Parking & Detached Double Garage





GROUND FLOOR

Porch

6’7” x 4’2” (2.03m x 1.28m)

The porch has tiled flooring, a solar power storage and management system, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

15’8” x 7’11” (max) (4.78m x 2.42m (max))

The entrance hall has solid wood flooring, carpeted stairs, an in-built under stair cupboard, a radiator, a wall-mounted alarm panel, coving to the ceiling, UPVC double-glazed windows to the front elevation, and a single composite door with a stained-glass insert via the porch.

Kitchen/Diner

27’5” x 9’9” (max) (8.36m x 2.99m (max))

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, a range cooker with an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, tiled splashback, Karndean flooring, space for a dining table, an in-built cupboard, coving to the ceiling, a radiator, a UPVC double-glazed window to the front elevation, and double French doors opening out to an elevated decking area.

Utility

9’8” x 7’4” (2.95m x 2.24m)

The utility room has fitted gloss base and wall units, a rolled-edge worktop, space and plumbing for a washing machine, space for a tumble-dryer, partially tiled walls, quarry tiled flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door opening out to the elevated decking area.

W/C

4’6” x 3’11” (max) (1.39m x 1.21m (max))

This space has a low level dual flush W/C, a wash basin, panelled walls, and quarry tiled flooring.

Dining Room

14’1” x 12’7” (max) (4.31m x 3.84m (max))

The dining room has a UPVC double-glaze bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an electric fireplace with a decorative mantelpiece.

Living Room

20’7” x 20’4” (max) (6.29m x 6.20m (max))

The living room has solid wood flooring, coving to the ceiling, a TV point, two radiators, a recessed chimney breast alcove with a log-burning stove, a wooden beam and tiled hearth, UPVC double-glazed windows to the front and rear elevation, a single UPVC door providing side access, and double French doors opening out to the elevated decking area.

FIRST FLOOR

Landing

11’8” x 11’4” (max) (3.58m x 3.47m (max))

The landing has carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

15’5” x 11’6” (4.70m x 3.52m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and access into the en-suite.

En-Suite

14’11” x 7’8” (4.55m x 2.36m)

The en-suite has a concealed flush W/C combined with a sunken wash basin and fitted storage, a panelled double-ended bath with central taps, a double walk-in shower enclosure with a twin rainfall shower, a chrome heated towel rail, partially tiled walls, tiled flooring, coving to the ceiling, recessed spotlights, and UPVC double-glazed windows to the side and rear elevation.

Bedroom Two

14’7” x 11’6” (max) (4.47m x 3.52m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and access into the second en-suite.

En-Suite Two

7’7” x 5’4” (2.32m x 1.63m)

The second en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a radiator, tiled flooring, partially tiled walls, coving to the ceiling, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Three

10’4” x 9’10” (3.16m x 3.00m)

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

Bedroom Four

10’3” x 9’9” (max) (3.13m x 2.99m (max))

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

Bedroom Five

9’4” x 8’0” (2.86m x 2.44m)

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

Bathroom

7’7” x 6’3” (max) (2.33m x 1.91m (max))

The bathroom has a concealed dual flush W/C combined with a sunken wash basin and fitted storage, an ‘L’ shaped bath with an overhead rainfall shower and a glass shower screen, tiled flooring, fully tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

At the front of the property, a driveway with dual entrances offers off-road parking for multiple vehicles and includes gated access to the rear garden.

Double Garage

19’3” x 18’6” (max) (5.88m x 5.66m (max))

The double garage has lighting, power points, a single door to access the rear garden, and two roller shutter doors opening out to an additional block-paved driveway.

Rear

To the rear of the property is a private enclosed garden with two elevated decking areas, an electric awning, an outdoor tap, courtesy lighting, access to the cellar, a sandstone patio area, a lawn, raised planters, a range of plants and shrubs, a wooden pergola, a patio pathway leading to a further patio area, a shed, access into the double garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
Phone Signal – Mostly 4G / 5G coverage
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+
Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

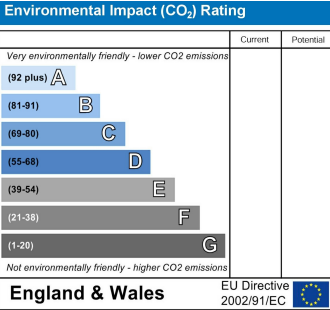
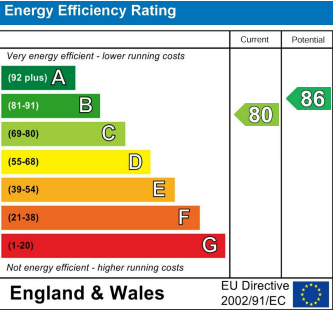
Council Tax Band Rating - Broxtowe Borough Council- Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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