

# HoldenCopley

PREPARE TO BE MOVED

Woodland Close, Radcliffe-On-Trent, Nottinghamshire NG12 2HZ

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Guide Price £270,000

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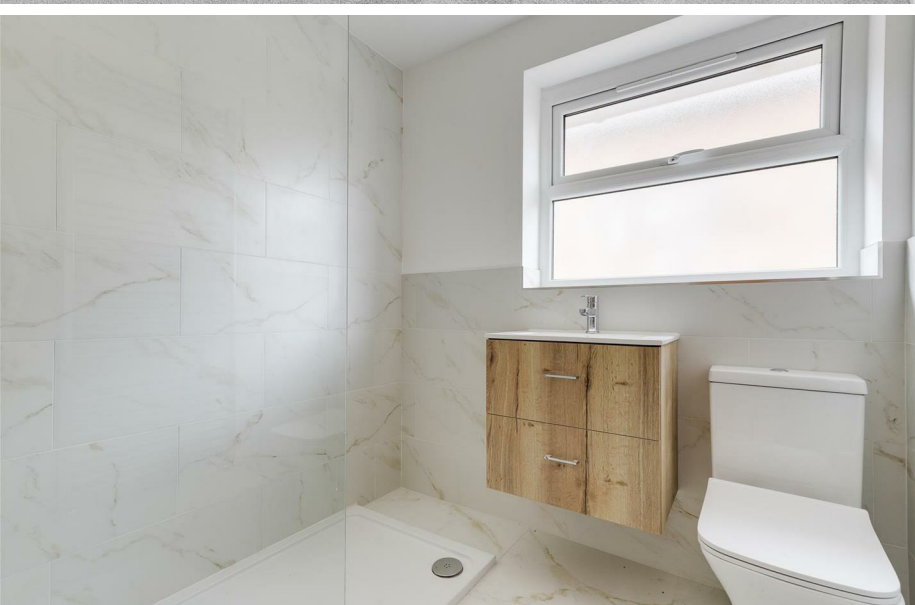
GUIDE PRICE OF £270,000 - £280,000

NO UPWARD CHAIN...

Welcome to this newly refurbished detached bungalow, perfectly positioned in a highly sought-after village that offers a vibrant array of local shops, eateries, and excellent transport links to Nottingham City Centre and nearby areas. This property is ideal for buyers seeking the convenience and comfort of single-story living, with a home that's ready to move straight into. The accommodation begins with a bright and welcoming hallway that leads into a spacious living room, featuring double sliding doors that open onto the rear garden, creating a seamless indoor-outdoor flow. The newly fitted kitchen is designed with modern finishes and ample storage, offering a practical and stylish space for cooking. The bungalow includes two well-proportioned bedrooms, with the master bedroom benefitting from built-in fitted wardrobes, providing plenty of storage. The accommodation is completed by a contemporary three-piece shower room, fully tiled and equipped with a walk-in shower, basin, and WC. Outside, the property is equally impressive. To the front, you'll find a lawn bordered by attractive planting, alongside courtesy lighting. A driveway offers off-road parking and includes gated access leading to the rear of the property. The rear garden is fully enclosed, offering a private and secure space for relaxation or entertaining. It features a patio area perfect for outdoor dining, a lawn, and low-maintenance barked and gravelled borders. The garden is enclosed by a fence panelled boundary with additional gated access.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Newly Refurbished
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hallway

11'7" x 6'6" (3.54 x 1.99)

The hallway has carpeted flooring, a radiator, recessed spotlights, access into the loft with lighting, and a composite door providing access into the accommodation.

Living room

17'4" x 13'5" (5.30 x 4.10)

The living room has carpeted flooring, a radiator, and double sliding doors opening to the rear garden.

Kitchen

9'8" x 6'10" (2.97 x 2.10)

The kitchen has a range of newly fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, a ceramic hob, glass splashback and extractor fan, an integrated oven, an integrated microwave, a radiator, recessed spotlights, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Master bedroom

11'9" x 10'9" (3.60 x 3.29)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, in-built wardrobes with mirrored doors, and carpeted flooring.

Bedroom Two

10'11" x 9'6" (3.33 x 2.91)

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

Shower Room

6'6" x 6'56" (2.00 x 2.00)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn with planted borders, courtesy lighting, and a driveway with gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, barked and gravelled borders, and a fence panelled boundary with 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 100Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

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 - Rushcliffe 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.

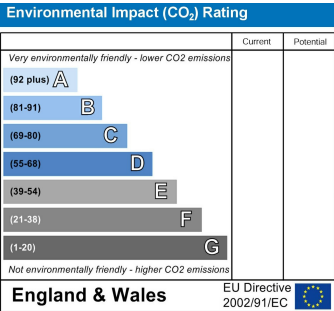
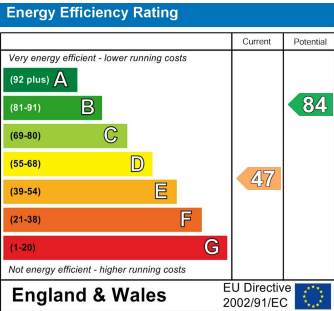
The vendor has advised the following:

Property Tenure is Freehold

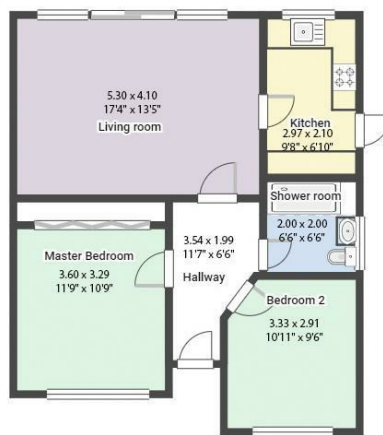
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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