

# HoldenCopley

PREPARE TO BE MOVED

Wolds Drive, Keyworth, Nottinghamshire NG12 5FX

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£470,000

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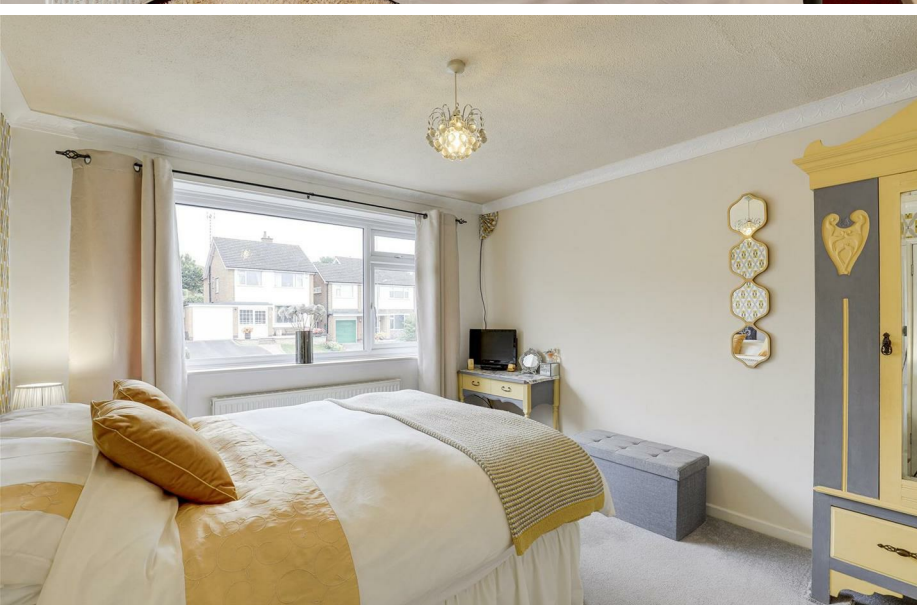


## LOCATION LOCATION LOCATION...

This spacious four-bedroom detached house, situated on a quiet corner plot, is the perfect home for a family. Located in a sought-after area, the property is close to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features a porch and entrance hall, leading to a bright and airy living room and a separate dining room, ideal for family gatherings. The fitted kitchen offers ample space and functionality, while a convenient W/C and garage add extra practicality. Upstairs, the first floor offers four generously sized bedrooms, providing plenty of space for a growing family. The modern four-piece bathroom suite ensures comfort and convenience and access to a boarded loft offers additional storage potential. Externally, the property benefits from a double driveway at the front with secure gated access to the side and rear. The private, tiered south-facing garden at the back is a standout feature, boasting a raised terrace with decking, a well-maintained lawn, two patio areas for outdoor dining and a versatile outhouse for additional storage or workspace. This well-located home offers the perfect blend of space, comfort and outdoor living, making it ideal for family buyers.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Ground Floor W/C
- Four Piece Bathroom Suite
- Garage & Double Driveway
- Private South Facing Rear Garden With A Versatile Outhouse
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has wood-effect flooring, UPVC double-glazed windows to the side elevations and a single UPVC door providing access into the accommodation.

### Entrance Hall

12'0" x 7'7" (3.66m x 2.33m)

The entrance hall has carpeted flooring and stairs, a radiator, an under the stairs cupboard and coving.

### W/C

8'5" x 2'7" (2.59m x 0.79m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

### Kitchen Diner

17'2" x 12'2" (5.25m x 3.72m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for an under the counter fridge, tiled flooring, partially tiled walls, an extractor fan, UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the side of the property.

### Dining Room

10'11" x 8'4" (3.33m x 2.56m)

The dining room has wood-effect flooring, a radiator, coving and sliding patio doors providing access out to the garden.

### Living Room

16'1" x 10'11" (4.91m x 3.33m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, wall-mounted light fixtures, coving and a feature fireplace with a decorative surround.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to a boarded loft, coving and provides access to the first floor accommodation.

### Master Bedroom

15'7" x 8'6" (4.77m x 2.60m)

The main bedroom has two UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a radiator, wall-mounted light fixtures, coving and access to the boarded loft.

### Bedroom Two

12'5" x 10'11" (3.80m x 3.33m)

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

### Bedroom Three

11'10" x 10'11" (3.63m x 3.33m)

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

### Bedroom Four

8'0" x 7'8" (2.46m x 2.34m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in open storage area.

### Bathroom

8'7" x 7'5" (2.63m x 2.27m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a heated towel rail, recessed spotlights and two UPVC double-glazed obscure windows to the rear and side elevations.

## OUTSIDE

### Outhouse

13'10" x 11'0" (4.24m x 3.37m)

The outhouse has a UPVC double-glazed window and a single UPVC door.

### Garage

15'7" x 8'6" (4.77m x 2.60m)

## Front

To the front of the property is a garden with a lawn, a patio, a block paved double driveway and gated access to the side and rear garden.

## Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a raised terrace with decking and steps leading to a well-maintained lawn, two patio areas, decorative stones, various plants and shrubs, exterior lighting and an outhouse.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe 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.

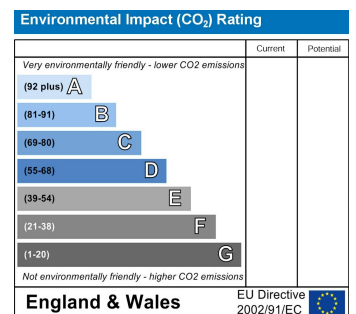
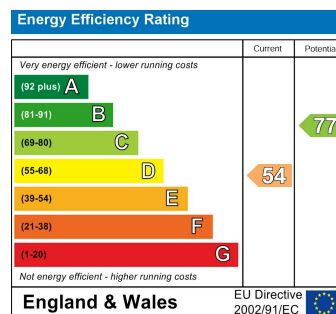
The vendor has advised the following:

Property Tenure is Freehold

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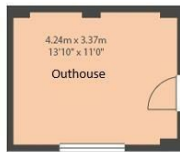
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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