

HoldenCopley

PREPARE TO BE MOVED

Manor House Close, Wilford Village, Nottinghamshire NG11 7BR

Guide Price £350,000 - £375,000

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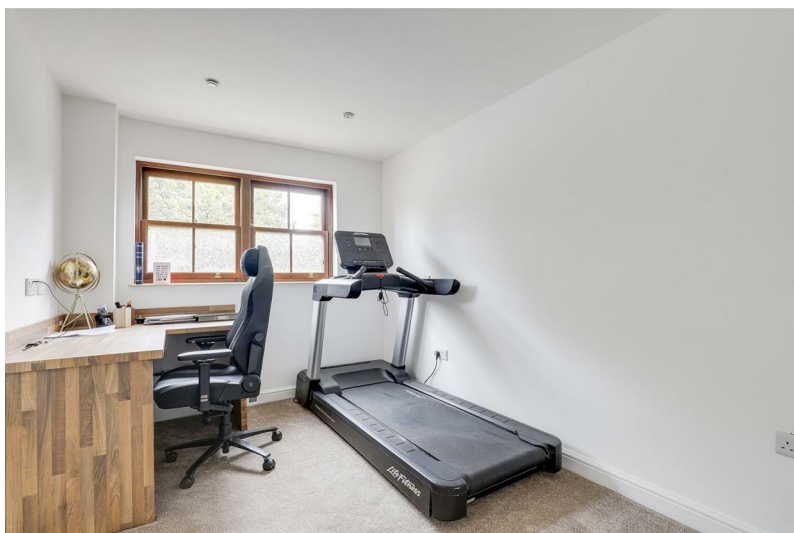


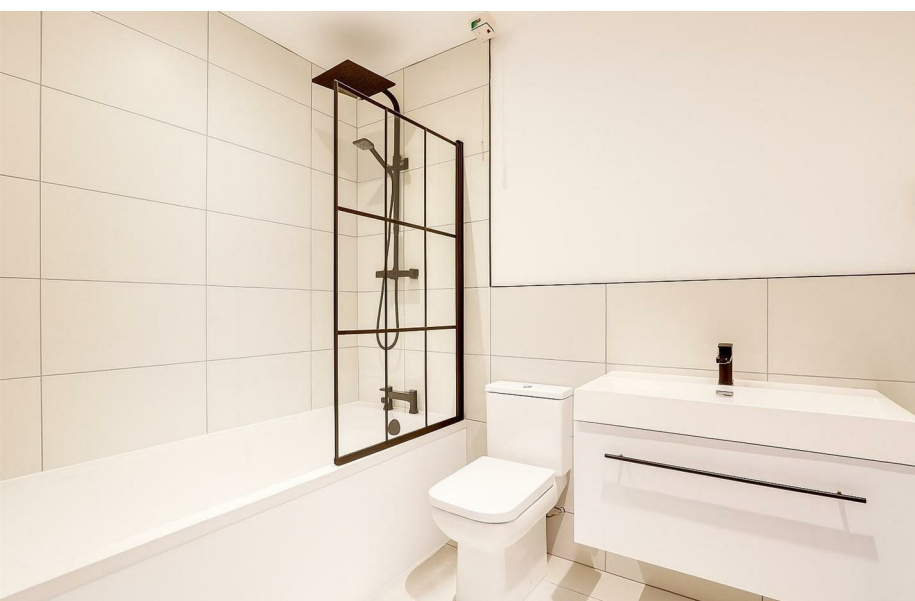
GUIDE PRICE: £350,000 - £375,000

LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached home is situated within the highly regarded gated development of Manor House Close, nestled in the heart of Wilford Village – one of Nottingham's most sought-after and picturesque locations. Wilford offers the perfect balance of village charm and city convenience, with riverside walks, local pubs, excellent transport links including the Wilford Village Tram Stop, and easy access into West Bridgford and Nottingham City Centre. It's an area well-loved for its sense of community, leafy surroundings, and proximity to reputable schools and local amenities. The property itself has been completely refurbished throughout to a high standard, creating a move-in ready home ideal for a range of buyers. The renovation includes a brand-new kitchen fitted only a few months ago, a new boiler, new central heating system, a new contemporary bathroom suite, and brand new carpets throughout, ensuring a modern and comfortable feel in every room. To the ground floor, you are greeted by an entrance and inner hall leading to a WC, a modern fitted kitchen with a range of integrated appliances, a versatile study ideal for home working, and a spacious living room featuring a stylish media wall complete with a flame-effect recessed fire – creating a warm and inviting atmosphere. The first floor hosts three double bedrooms, including a master bedroom with an en-suite, all serviced by a modern bathroom suite finished with sleek black fixtures and fittings. Outside, the property enjoys a driveway to the rear and a private, enclosed garden designed for both relaxing and entertaining. The garden features patio areas, a bespoke fitted seating area surrounding an open fire, and a well-maintained lawn. This is a rare opportunity to acquire a stunning, refurbished home in a secure gated community within a truly desirable village location and overlooking the village green.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Spacious Living Room With Media Wall
- Fully Integrated & Modern Kitchen Diner
- Newly Fitted Bathroom Suite
- New Boiler & Central Heating System
- Private Enclosed Garden
- Driveway
- Gated Community
- Sought-After Location





GROUND FLOOR

Entrance Hall

5'2" x 4'1" (1.60m x 1.27m)

The entrance hall has tiled flooring, a feature wood slat wall, fitted overhead cupboards, coving to the ceiling, and a single wooden door with glass inserts providing access into the accommodation.

Hallway

16'8" max x 12'4" (5.10m max x 3.78m)

The inner hall has traditional wood flooring, carpeted stairs, coving to the ceiling, a radiator, an in-built cupboard, and a single wooden door with glass inserts providing access outdoors.

Living Room

15'3" x 12'5" (4.66m x 3.79m)

The living room has a wood-framed sliding sash window, newly fitted carpeted flooring, coving to the ceiling, recessed spotlights, a media wall featuring a wall-mounted TV point and a recessed flame-effect fire, wood slat feature walls, and wood-framed double doors opening out to the garden.

Kitchen/Diner

15'3" max x 12'10" (4.67m max x 3.93m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, an integrated oven with an electric hob and extractor fan, an integrated double oven, space for a dining table, traditional wood flooring, a radiator, recessed spotlights, coving to the ceiling, and wood-framed sliding sash windows.

Study

11'4" x 8'5" (3.47m x 2.57m)

The study has a wood-framed sliding sash window, newly-fitted carpeted flooring, recessed spotlights, and a radiator.

WC

6'11" x 4'2" (2.12m x 1.28m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, traditional wood flooring, recessed spotlights, and a wood-framed sliding sash window.

FIRST FLOOR

Landing

17'3" x 4'1" (5.28m x 1.25m)

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

Bedroom One

15'4" x 12'11" (4.68m x 3.95m)

The first bedroom has two wood-framed sliding sash windows, newly-fitted carpeted flooring, a radiator, access into the en-suite, and access into the loft with lighting via a drop-down ladder.

En-Suite

7'11" x 4'8" (2.42m x 1.43m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, an electrical shaving point, tiled splashback, tiled flooring, a radiator, recessed spotlights, an extractor fan, and a wood-framed sliding sash window.

Bedroom Two

12'11" x 10'11" (3.94m x 3.33m)

The second bedroom has dual aspect wood-framed sliding sash windows, newly fitted carpeted flooring, and a radiator.

Bedroom Three

12'8" x 8'0" (3.88m x 2.45m)

The third bedroom has a wood-framed sliding sash window, newly fitted carpeted flooring, an artificial greenery feature wall flanked by wooden slats either side, and a radiator.

Bathroom

7'10" x 5'10" (2.41m x 1.79m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a bath with an overhead rainfall shower and a handheld shower head, a modern shower screen, partially tiled walls, tiled flooring, an electrical shaving point, a heated towel rail, an extractor fan, and recessed spotlights.

OUTSIDE

Double electric gates opens onto a private road, providing access to the driveway for

off-street parking. There is also a private enclosed garden with patio areas, a lawn, a range of decorative plants and shrubs, external lighting, bespoke fitted seating area with a brick-built open fire, and enclosed by fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 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 - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

Service Charge in the year marketing commenced (£PA): £646.82

Ground Rent in the year marketing commenced (£PA): £0

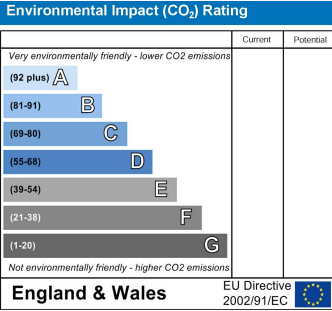
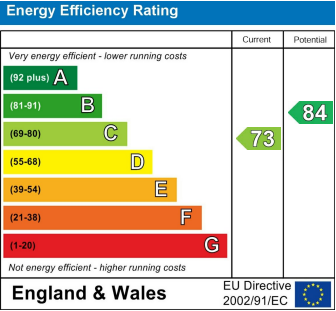
Property Tenure is Leasehold. Term: 150 years from 24th September 2003 - Term remaining 128 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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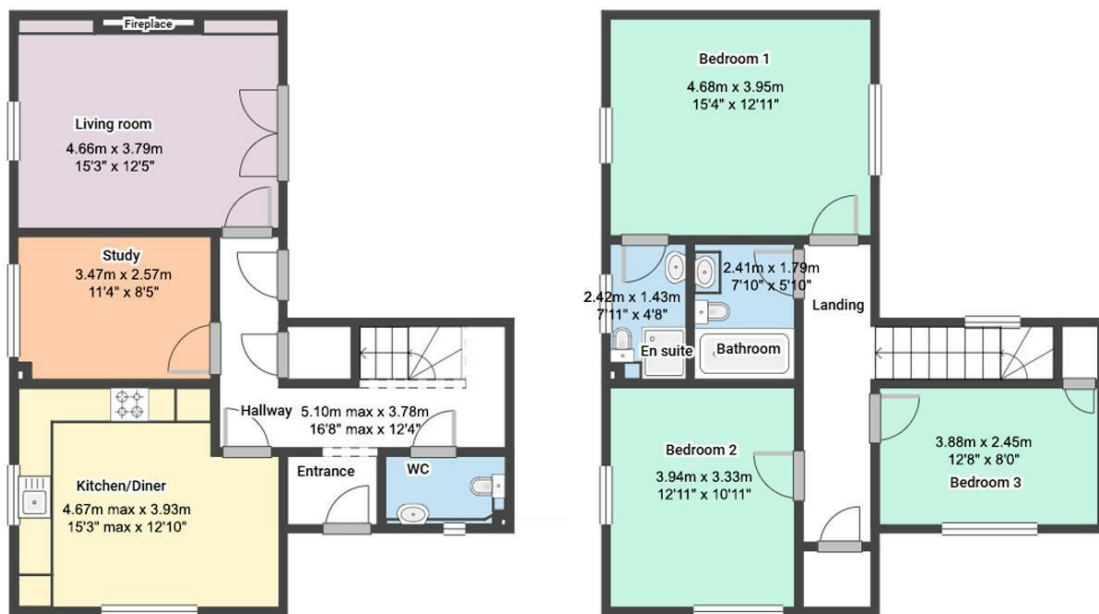
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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