

# HoldenCopley

PREPARE TO BE MOVED

Goodwood Drive, Toton, Nottinghamshire NG9 6HX

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£475,000

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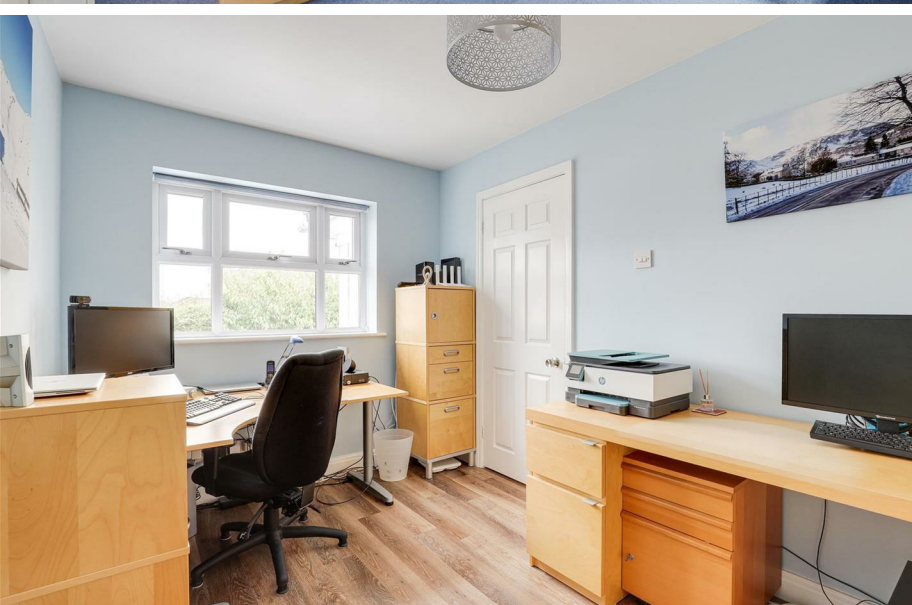


## WELL PRESENTED THROUGHOUT...

This well-presented four-bedroom detached house is located on a quiet cul-de sac overlooking/opposite open parkland and offers spacious accommodation that would be perfect for a family looking to move straight in. The property benefits from close proximity to a range of local amenities, including shops, excellent transport links and great school catchments, making it an ideal family home. The ground floor features an entrance hall that leads to a convenient W/C, a bright and airy living room and a separate dining room, perfect for family meals and entertaining guests. The well-appointed fitted kitchen offers ample space for meal preparation, while the conservatory provides a relaxing space to enjoy the garden views year-round. The integral garage adds further practicality, offering additional storage or parking. Upstairs, the first floor comprises four generously sized bedrooms, ensuring plenty of space for the whole family. The master bedroom boasts a private en-suite bathroom, creating a comfortable retreat. A modern three-piece family bathroom serves the remaining bedrooms and access to a boarded loft offers even more storage options. Externally, the property features a driveway at the front, providing off-street parking. To the rear, a private garden awaits, featuring a well-maintained lawn and a decking area, perfect for outdoor dining and entertaining. Additionally, a shed is tucked away to the side of the house, out of sight, providing extra storage. This home combines space, style and convenience, making it an excellent choice for a family buyer.

## MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Integral Garage
- Three Piece Bathroom Suite & En-Suite
- Private Rear Garden
- Driveway





## GROUND FLOOR

### Entrance Hall

6'1" x 18'8" (1.87m x 5.70m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in under the stair cupboard, a radiator, recessed spotlights, coving and a single UPVC door providing access into the accommodation.

### W/C

2'11" x 6'8" (0.89m x 2.05m)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

### Living Room

19'7" x 11'3" (5.99m x 3.43m)

The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures and open access into the dining room.

### Dining Room

12'2" x 9'4" (3.72m x 2.85m)

The dining room has carpeted flooring, a vertical radiator and sliding patio doors providing access into the conservatory.

### Kitchen

17'0" x 14'6" max (5.19m x 4.42m max)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, microwave and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer, an additional sink and a half, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, recessed spotlights, access into the garage, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access into the conservatory.

### Conservatory

15'8" x 26'10" max (4.79m x 8.18m max)

The conservatory has UPVC double-glazed windows to the rear and side elevations, tiled flooring, wall-mounted light fixtures, a polycarbonate roof, recessed spotlights and double French doors providing access out to the garden.

### Garage

17'7" x 8'7" (5.38m x 2.63m)

The garage has lighting and an up and over garage door which is electrically powered and has a remote control.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a built-in cupboard, recessed spotlights, a sun pipe and provides access to the first floor accommodation.

### Master Bedroom

11'11" x 17'10" max (3.65m x 5.45m max)

The main bedroom has UPVC double-glazed windows to the rear elevation, carpeted flooring, radiators, fitted wardrobes and drawers and access into the en-suite.

### En-Suite

5'1" x 6'11" (1.56m x 1.86m)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with an electric shower, tiled flooring and walls, a towel rail, an electric shaving point, recessed spotlights and an extractor fan.

### Bedroom Two

9'9" x 16'5" (2.98m x 5.01m)

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and radiators.

### Bedroom Three

9'9" x 9'11" (2.98m x 3.04m)

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

### Bedroom Four

8'0" x 13'6" (2.44m x 4.13m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, fitted wardrobes and access to the boarded loft via a drop-down ladder.

## Bathroom

4'9" x 8'9" (1.45m x 2.68m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted bath with an electric shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn, shrubs and a tree and a block paved driveway.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, various shrubs and trees, a shed and a decking area.

## 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 - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

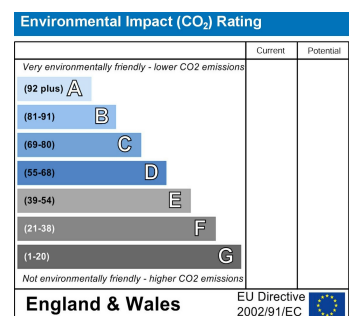
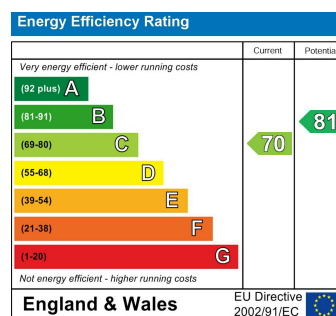
The vendor has advised the following:

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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

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

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