

# HoldenCopley

PREPARE TO BE MOVED

Woburn Croft, Sandiacre, Nottinghamshire NG10 5PR

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£420,000



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## BEAUTIFUL DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious and versatile accommodation, making it an ideal family home. Situated in a sought-after location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments and benefits from an Alarm system. Upon entering the ground floor, you are greeted by a porch and entrance hall, leading to a convenient W/C, two generous reception rooms, and a modern, well-equipped kitchen diner. A bright conservatory overlooks the private, enclosed rear garden, which features a lawn and a patio area ideal for outdoor entertaining. The ground floor also benefits from an integral double garage. Upstairs, the first floor boasts four well-proportioned bedrooms, with the master bedroom enjoying the luxury of an en-suite. A shower room serves the remaining bedrooms, and additional storage is available via access to a loft. Externally, the front of the property is equally as impressive, with a large, block-paved driveway providing ample off-road parking and leading to an integral double garage. This home effortlessly combines spacious living with contemporary style, offering the perfect sanctuary for family buyers.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Integral Double Garage
- Shower Room & En-Suite
- Large Driveway
- Private Enclosed Rear Garden











## GROUND FLOOR

### Porch

6'10" x 2'7" (2.09m x 0.81m)

The porch has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted light and a UPVC single door providing access into the accommodation.

### Entrance Hall

13'10" x 7'11" (max) (4.24m x 2.42m (max))

The entrance hall has herringbone flooring, carpeted stairs, a radiator, a dado rail and panelled walls, coving, a UPVC single door and access into the garage.

### W/C

6'5" x 2'11" (1.97m x 0.90m)

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

### Kitchen/Diner

17'4" x 8'4" (5.29m x 2.55m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven and microwave, a gas hob with an extractor hood, a sink and a half with a drainer, integrated dishwasher, washing machine and fridge freezer tiled flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the front and side elevations and a UPVC single door providing access out to the side of the property.

### Dining Room

12'5" x 8'4" (3.81m x 2.56m)

The dining room has carpeted flooring, a radiator, a dado rail and panelled walls, coving and UPVC sliding patio doors providing access into the conservatory.

### Conservatory

10'6" x 9'4" (max) (3.22m x 2.86m (max))

The conservatory has carpeted flooring, a radiator, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

### Living Room

15'11" x 12'11" (4.87m x 3.94m)

The living room has a UPVC double-glazed bow window to the rear elevation, carpeted flooring, a radiator, a dado rail and panelled walls, a feature fireplace with a decorative surround, wall-mounted light fixtures and coving.

### Garage

17'9" x 16'9" (max) (5.43m x 5.12m (max))

The garage has lighting, power points, a wall-mounted combi boiler, a UPVC single door providing access out to the garden and two roller garage doors.

## FIRST FLOOR

### Landing

14'6" x 5'9" (4.44m x 1.77m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a dado rail and panelled walls, a built-in cupboard, access to the loft, coving and provides access to the first floor accommodation.

### Master Bedroom

13'2" x 10'1" (4.03m x 3.09m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes, over the head cupboards and bed side tables, coving and access into the en-suite.

### En-Suite

7'4" x 4'9" (max) (2.26m x 1.46m (max))

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, fitted wall units with a mirror and recessed spotlights, a shower enclosure with an electric shower, wood-effect flooring, a radiator, tiled walls, an extractor fan, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

11'4" x 10'2" (3.47m x 3.10m)

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

### Bedroom Three

10'5" x 9'11" (3.19m x 3.03m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving and fitted wardrobes, drawers and over the head cupboards.

### Bedroom Four

7'10" x 7'6" (2.40m x 2.30m)

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

### Shower

7'4" x 7'1" (max) (2.26m x 2.18m (max))

This space 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, LED step downlights, a radiator, tiled walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn with various plants, a large block paved driveway and single wooden gate providing access to the rear.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn and various plants.

## 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, most 3G & 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 - Erewash 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:

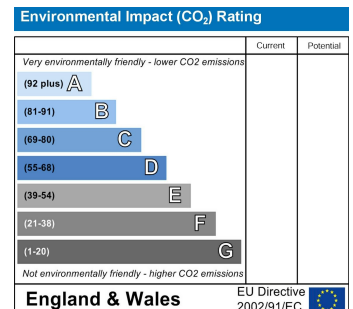
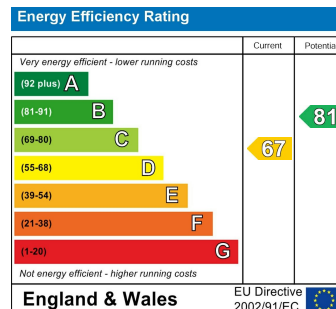
Property Tenure is Freehold

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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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