

# HoldenCopley

PREPARE TO BE MOVED

Wadsworth Road, Stapleford, Nottinghamshire NG9 8BD

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Guide Price £375,000

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\*\*\*GUIDE PRICE £375,000 to £400,000\*\*\*

#### DETACHED BUNGALOW...

Situated in a sought-after location close to local amenities, this stunning detached bungalow is ready to move into and is perfect for buyers seeking stylish single-storey living. Offering spacious, contemporary interiors and an exceptional outdoor space, this home caters to a range of needs, from downsizers to families and also benefited from a surround music system and internet connections throughout the property. The accommodation begins with a welcoming entrance hall, leading to a bright and airy living room featuring a stylish media wall. The modern fitted kitchen and dining area is a standout space, boasting bi-folding doors that open to the rear garden, creating a seamless flow between indoor and outdoor living. A convenient utility room adds practicality to this well-designed layout. There are three well-proportioned bedrooms, including a luxurious primary bedroom with its own bi-folding doors to the rear garden, a walk-in closet, and a private en-suite. A contemporary three-piece bathroom suite serves the additional bedrooms. The entire property benefits from underfloor heating and is beautifully presented throughout, ensuring comfort and modern living at its best. Externally, the front of the property offers courtesy lighting, a driveway, and gated side access to the rear. The rear garden is a private haven, featuring a tiered design with patio areas for entertaining, a lawn, and a secure fence-panelled boundary. The location is ideal for commuters, with the A1(M) motorway just 3 miles away, offering quick access to neighbouring towns and cities.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Utility Room
- Four-Piece Bathroom Suite & En-Suite To The Main Bedroom
- Enclosed Rear Garden
- Off-Street Parking
- Well-Presented Throughout
- Must Be Viewed











ACCOMMODATION

Entrance Hall

21'5" x 6'7" (max) (6.55m x 2.02m (max))

The entrance hall has Herringbone flooring, a radiator, a Velux window, access into the loft, and a composite door providing access into the accommodation.

Living Room

11'10" x 11'5" (max) (3.63m x 3.48m (max))

The living room has a UPVC window to the front elevation, a radiator, a media wall with a TV point, recessed spotlights, and Herringbone flooring.

Bathroom

9'11" x 6'7" (3.04m x 2.01m )

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a Jacuzzi bath, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

Utility Room

9'11" x 4'5" (3.04m x 1.35m )

The utility room has fitted wall units, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, recessed spotlights, Herringbone flooring, and a UPVC door open to the side elevation.

Kitchen/Diner

18'4" x 13'4" (5.59m x 4.08m )

The kitchen diner has a range of modern fitted gloss base and wall units with Quartz worktops, an under-mounted sink and half with a swan neck mixer tap, a Quooker tap and a smart speaker plug, an integrated double oven, an integrated microwave, a gas ring hob and extractor fan, space for a dining table, recessed spotlights, Herringbone flooring with under-floor heating, a UPVC double glazed window to the side elevation, and bi-folding doors opening to the rear garden.

Bedroom One

18'4" x 13'5" (max) (5.60m x 4.10m (max))

The first bedroom has Herringbone flooring with under-floor heating, recessed spotlights, a TV point, Bi-folding door opening to the rear garden, and access into the walking closet.

Walk-in Closet

7'1" x 4'11" (2.18m x 1.50m )

The walk-in closet has Herringbone flooring with under-floor heating, recessed spotlights, and access into the en-suite.

En-Suite

7'1" x 4'4" (2.16m x 1.33m )

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, an extractor fan, recessed spotlights, a shaver socket, partially tiled walls and Herringbone flooring with under floor heating.

Bedroom Two

11'10" x 11'5" (3.63m x 3.50m )

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

Bedroom Three

11'5" x 10'2" (3.50m x 3.10m )

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, recessed spotlights, and Herringbone flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed tiered garden with patio areas, a lawn, a fence panelled boundary, and 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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Gedling Borough Council - Band G

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:

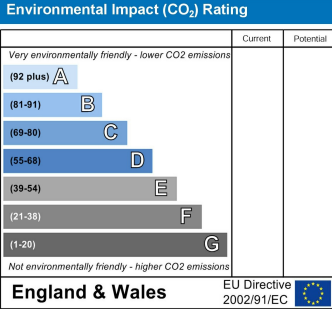
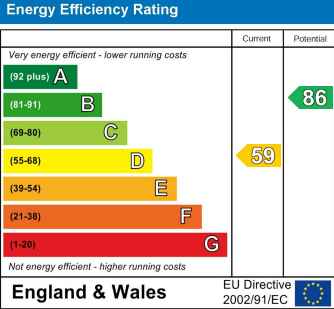
Property Tenure is Freehold

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.

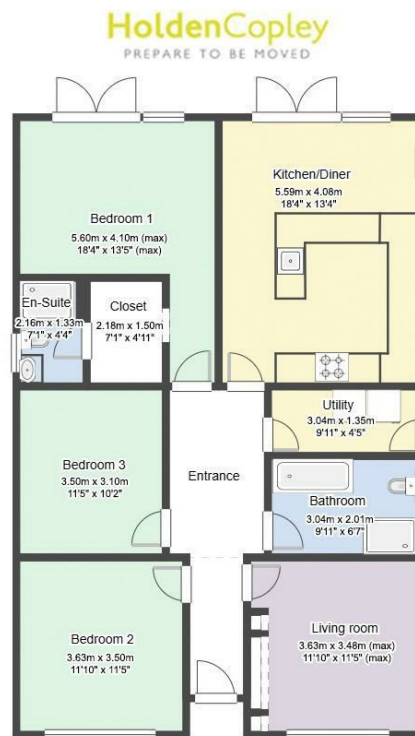
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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