

# HoldenCopley

PREPARE TO BE MOVED

Woodward Avenue, Beeston, Nottinghamshire NG9 6RD

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£375,000



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## SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This well-presented four-bedroom townhouse offers spacious and versatile accommodation set across three floors, making it the ideal purchase for a growing family looking for a home they can move straight into. The property is situated in a sought-after location, close to a wide range of local amenities, great schools, superb transport links, and within easy reach of the beautiful Attenborough Nature Reserve—perfect for family walks. To the ground floor, this home comprises an entrance hall, a convenient W/C, a utility room, and a generously sized bedroom with an en-suite and walk-in-closet—ideal for guests or multi-generational living. The first floor hosts a stylish, modern fitted kitchen-diner complete with a central island breakfast bar and a range of integrated appliances, creating the perfect space for family meals and entertaining. Also on this level is a spacious reception room featuring a fireplace. The second floor offers three further bedrooms, including a master bedroom with its own en-suite and walk-in closet, along with a three-piece family bathroom. There is also access to a fully boarded loft, complete with lighting and a drop-down ladder, providing excellent additional storage space. Outside, the property boasts a driveway accessed via double iron gates leading to a garage, offering ample off-road parking. To the rear is a private, well-maintained garden featuring a decked seating area, a lawn, and a mature palm tree. With its spacious layout, stylish interiors, and prime location, this property offers the perfect blend of comfort and convenience for modern family living.

MUST BE VIEWED







- Three Storey Town House
- Four Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room With A Feature Fireplace
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & Two En-Suites
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'1" x 6'0" (max) (4.60m x 1.84m (max))  
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

W/C

4'5" x 2'7" (1.35m x 0.80m )  
This space has a low level flush W/C, a vanity style wash basin, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

Utility Room

6'0" x 5'10" (1.83m x 1.78m )  
The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer, a wall-mounted boiler, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single composite door providing access out to the garden.

Bedroom Four

13'3" x 10'3" (4.06m x 3.14m )  
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite and walk-in-closet.

En-Suite

5'8" x 5'1" (max) (1.74m x 1.56m (max))  
The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Walk-In-Closet

5'8" x 4'10" (1.75m x 1.48m )  
The walk-in-closet has a UPVC double-glazed window to the rear elevation and carpeted flooring.

FIRST FLOOR

Landing

13'10" x 6'0" (max) (4.22m x 1.84m (max))  
The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wall-mounted phone intercom and provides access to the first floor accommodation.

Living Room

19'5" x 10'8" (5.94m x 3.27m )  
The living room has UPVC double-glazed windows to the front and rear elevations, wood-effect flooring, two radiators and recessed spotlights.

Corridor

5'11" x 5'4" (1.82m x 1.64m )  
The corridor has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a built-in cupboard.

Kitchen-Diner

19'5" x 10'3" (max) (5.93m x 3.14m (max))  
The kitchen-diner has a range of gloss handleless fitted base and wall units with worktops and a matching kitchen island breakfast bar, an integrated double oven, dishwasher, fridge and freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, tiled flooring, two radiators, recessed spotlights and UPVC double-glazed windows to the front and rear elevation.

SECOND FLOOR

Landing

12'9" x 6'2" (max) (3.89m x 1.89m (max))  
The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, access into the fully boarded loft with lights via a drop-down ladder and provides access to the second floor accommodation.

Master Bedroom

13'5" x 10'5" (4.11m x 3.18m )  
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite and walk-in-closet.

En-Suite

5'7" x 5'1" (max) (1.72m x 1.57m (max))  
The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a heated towel rail, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Walk-In-Closet

5'9" x 4'11" (1.76m x 1.50m )  
The walk-in-closet has a UPVC double-glazed window to the rear elevation, carpeted flooring and recessed spotlights.

Bedroom Two

12'2" x 10'9" (max) (3.73m x 3.30m (max))  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted floor to ceiling sliding door wardrobes.

Bedroom Three

10'9" x 7'1" (3.30m x 2.16m )  
The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted floor to ceiling sliding door wardrobes.

Bathroom

6'11" x 6'3" (max) (2.13m x 1.93m (max))  
The bathroom has a low level concealed dual flush W/C, a vanity style wash basin, a fitted bath, recessed wall alcoves, tiled flooring and walls, a vertical radiator, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a driveway accessed via double iron gates leading to the garage and a private garden with decking, a lawn and a mature palm tree.

Garage

17'3" x 10'2" (5.27m x 3.11m )  
The garage has lighting, power points and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – All 4G & some 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 - Broxtowe Borough Council - Band C  
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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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 license 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.

| Energy Efficiency Rating  |         |           | Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| <div><div></div><div>Very energy efficient - lower running costs</div><div>(92 plus) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(39-54) <b>E</b></div><div>(21-38) <b>F</b></div><div>(1-20) <b>G</b></div><div>Not energy efficient - higher running costs</div></div> <div>England &amp; Wales</div> |         |           | <div><div></div><div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div><div>(92 plus) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(39-54) <b>E</b></div><div>(21-38) <b>F</b></div><div>(1-20) <b>G</b></div><div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div></div> <div>England &amp; Wales</div> |         |           |
| EU Directive 2002/91/EC   |         |           | EU Directive 2002/91/EC   |         |           |

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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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