

HoldenCopley

PREPARE TO BE MOVED

Dean Road, Woodthorpe, Nottinghamshire NG5 4FJ

Guide Price £400,000

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GUIDE PRICE: £400,000 - £450,000

IMPRESSIVE FAMILY HOME IN SOUGHT-AFTER LOCATION...

Nestled within a quiet cul-de-sac within a highly sought-after Woodthorpe area, this exceptional four-bedroom detached house offers spacious and immaculately presented accommodation, making it the perfect home for a growing family. As you step inside, you are welcomed by a porch and an inviting entrance hall. The bay-fronted dining room exudes a sense of sophistication and provides an ideal space for formal entertaining. A convenient W/C is also located on the ground floor for added practicality. The fitted breakfast kitchen is a delightful space for culinary enthusiasts, while the family room seamlessly flows into the living room, creating a spacious and open ambience. A sliding patio door allows abundant natural light to flood the living area, while granting access to the rear garden. Ascending to the first floor, you will discover four generously proportioned bedrooms, providing comfortable and private spaces for the entire family. A well-appointed bathroom caters to the household's needs, while a separate W/C enhances convenience. Access to a boarded loft ensures ample storage space for belongings. The exterior of the property is equally enchanting, with beautifully manicured lawned gardens gracing both the front and rear. Decorative plants and shrubs add a touch of natural beauty to the surroundings. A driveway and a garage with a cellar is also available, providing ample parking space and secure storage options. The Woodthorpe area is renowned for its desirability, offering a tranquil and family-friendly environment. Residents can enjoy the serenity of the surroundings while benefiting from excellent access to local amenities, reputable schools, and convenient transport links.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Ground Floor W/C
- Garage Cellar & Boarded Loft
- Additional Storage Space
- Bathroom With Separate W/C
- Beautiful Garden
- Driveway & Garage
- Quiet Cul-De-Sac





GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance Hall

11'7" x 7'6" (3.55m x 2.31m)

The entrance hall has carpeted flooring, panelled walls, a radiator, a wrap-around plate rack, stained-glass windows and a stained-glass door to the front elevation

W/C

4'5" x 3'6" (1.37m x 1.07m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled splashback, a wall-mounted heated towel rail and a single-glazed window to the front elevation

Dining Room

12'0" x 14'2" (3.67m x 4.33m)

The dining room has a double-glazed bay window to the front elevation, wooden flooring, a picture rail, a radiator and a feature fireplace with a decorative surround

Family Room

15'3" x 11'6" (4.66m x 3.53m)

The family room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, a radiator and open access into the living room

Living Room

17'9" x 8'2" (5.41m x 2.49m)

The living room has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, coving to the ceiling, a recessed wall alcove with wall-mounted shelves and a sliding patio door opening out to the rear garden

Kitchen

10'10" x 10'9" (3.32m x 3.30m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, an integrated Neff dishwasher, an integrated Neff microwave, an in-built pantry cupboard, a radiator, carpeted flooring, tiled splashback, recessed spotlights, single-glazed windows to the rear elevation and a single UPVC door to access the garden

FIRST FLOOR

Landing

7'6" x 7'8" (max) (2.30m x 2.35m (max))

The landing has a stained-glass window to the side elevation, carpeted flooring, a picture rail, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Master Bedroom

10'1" x 13'11" (3.09m x 4.26m)

The main bedroom has a double-glazed bay window to the front elevation, carpeted flooring, a radiator, a picture rail and a range of fitted furniture including wardrobes, over-the-bed storage cupboards and bedside units

Bedroom Two

10'11" x 10'10" (3.35m x 3.32m)

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

Bedroom Three

11'5" x 9'4" (3.50m x 2.87m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail and a radiator

Bedroom Four

7'4" x 10'4" (2.25m x 3.15m)

The fourth bedroom has a single-glazed window to the front elevation, an in-built wardrobe with overhead storage cupboards, carpeted flooring and a radiator

Bathroom

5'4" x 8'3" (1.65m x 2.53m)

The bathroom has a pedestal wash basin, a double shower enclosure with an

overhead rainfall shower and a handheld shower head, fitted storage cupboards, fully tiled walls, a chrome heated towel rail and a single-glazed window to the side elevation

W/C

6'5" x 2'8" (1.96m x 0.82m)

This space has a low level dual flush W/C, coving to the ceiling and a single-glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants and shrubs, a hedged border, a driveway and gated access to the garage towards the rear

Garage

9'7" x 21'5" (2.93m x 6.55m)

The garage has double doors opening out onto the front driveway

Cellar

9'6" x 5'7" (2.92m x 1.71m)

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, a range of decorative plants and shrubs, hedged borders and access into cellar underneath the garage

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

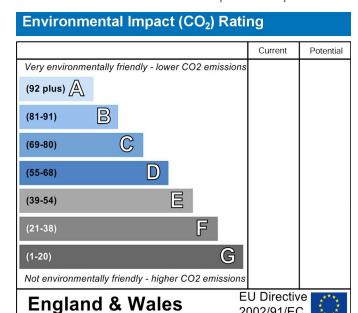
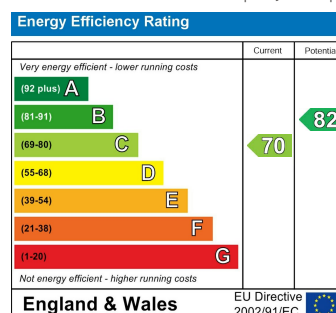
The vendor has advised the following:

Property Tenure is Freehold

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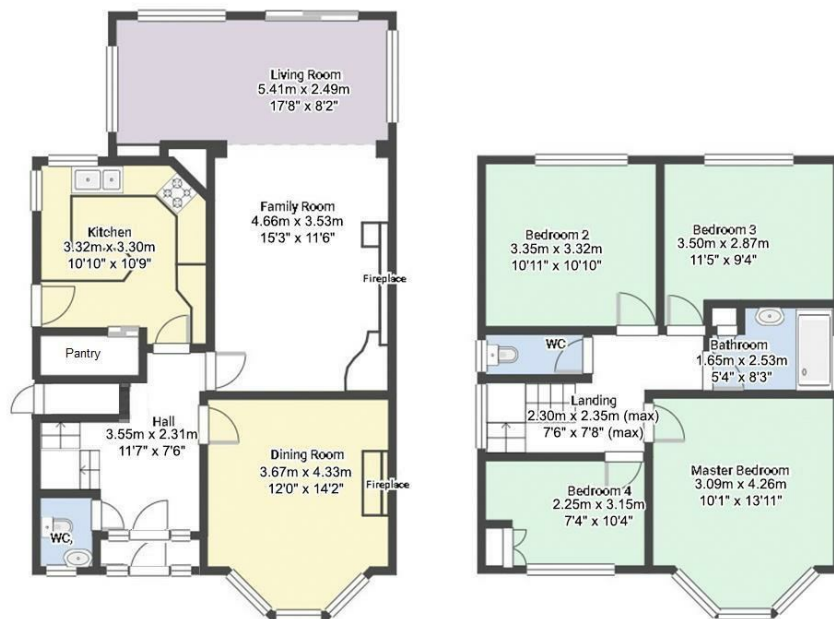
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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