

# HoldenCopley

PREPARE TO BE MOVED

Melbury Road, Woodthorpe, Nottinghamshire NG5 4PF

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**Guide Price £475,000**

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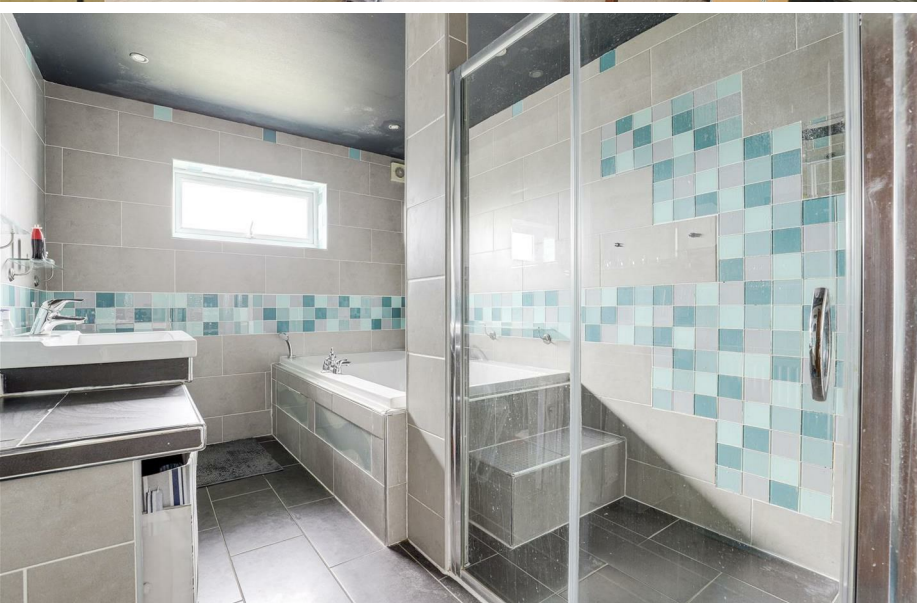
GUIDE PRICE £475,000 - £525,000

SUBSTANTIAL DETACHED HOME...

Welcome to this remarkable seven-bedroom detached home, offering an abundance of space and versatility. Situated in a sought-after residential location within close proximity to local amenities and excellent transport links to the City Centre. As you approach the house, you are welcomed by a porch and entrance hall that sets the tone for the elegance that lies within. The ground floor boasts an array of living and entertaining spaces, starting with a TV room, providing a cozy spot for relaxation and movie nights. The living room offers a sophisticated ambiance, perfect for hosting guests or spending quality time with family. A family room provides an additional space for relaxation and everyday living. The fitted kitchen has stylish finishes and ample storage. A utility room and W/C adds convenience and practicality. This remarkable property doesn't stop at the ground floor; it offers an exceptional range of additional spaces. A cinema room allows for a true cinematic experience within the comfort of your own home. A playroom provides a dedicated area for children to play and explore. For those who enjoy entertaining, a games room is available. A separate games cabin adds an extra touch of versatility and can be customized to suit your needs. Moving to the first floor, you will find five bedrooms. Two of the bedrooms feature en-suite facilities, providing privacy and convenience. A well-appointed four-piece bathroom suite completes the first floor, ensuring luxury and comfort for all residents and guests. The second floor accommodates two additional bedrooms, providing flexibility. Outside, the property offers a driveway and a garage, providing ample off-road parking. The private enclosed garden is a peaceful retreat, ideal for outdoor gatherings or simply enjoying nature. Additionally, a further garage to the rear offers storage space or the potential for a workshop.

MUST BE VIEWED





- Detached Home
- Seven Bedrooms
- Five Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Four-Piece Bathroom Suite & Two En-Suites
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has tiled flooring and UPVC double French doors providing access into the accommodation

### Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, an under-stair storage cupboard, two in-built storage cupboards, a radiator, recessed spotlights and coving to the ceiling

### TV Room

14'2" into bay x 12'10" (4.32m into bay x 3.93m)

The TV room has wooden flooring, a TV point, a radiator and a double glazed bay window to the front elevation

### Living Room

12'3" into bay x 11'9" (3.74m into bay x 3.60m)

The living room has carpeted flooring, a TV point, coving to the ceiling and a double glazed window to the front elevation

### Family Room

19'1" x 11'10" (5.83m x 3.61m)

The family room has wooden flooring, a feature fireplace, a radiator, coving to the ceiling, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

### Kitchen

22'11" x 14'11" (7.01m x 4.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated microwave, space for a fridge freezer, an in-built storage cupboard, a radiator, tiled flooring with underfloor heating, two UPVC double glazed windows to the rear elevations and a single door providing access to the rear garden

### Utility Room

7'7" x 5'1" (2.33m x 1.57m)

The utility room has a range of fitted base and wall units with a worktop, an undermount sink with a mixer tap, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, the hot water tank, tiled flooring and a UPVC double glazed window to the side elevation

### Hall

The hall has tiled flooring

### W/C

This space has a low-level dual flush W/C, a wall-mounted wash basin, a radiator, tiled flooring, tiled walls and a UPVC double glazed obscure window to the side elevation

### Cinema Room

18'3" x 9'9" (5.57m x 2.99m)

The cinema room has carpeted flooring, two radiators, wall-mounted light fixtures and two Velux windows

### Play Room

11'10" x 10'6" (3.62m x 3.22m)

The play room has carpeted flooring and a radiator

### Games Room

15'8" x 9'7" (4.78m x 2.93m)

The games room has wooden flooring, UPVC double glazed windows to the side and rear elevations, a double glazed roof and double French doors providing access to the rear garden

### Games Cabin

35'4" max x 32'1" max (10.79m max x 9.80m max)

The games cabin has carpeted flooring, wall-mounted light fixtures, four windows and a single door providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring and provides access to the first floor accommodation

### Bedroom One

14'8" x 11'5" (4.49m x 3.50m)

The main bedroom has wood-effect flooring, a mirrored fitted wardrobe, access to the en-suite and a double glazed bay window to the front elevation

### En-Suite

9'6" x 3'11" (2.92m x 1.21m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a shower screen, a chrome heated towel rail, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the side elevation

### Bedroom Two

13'5" x 12'2" (4.09m x 3.71m)

The second bedroom has wood-effect flooring, access to the en-suite, a radiator and a UPVC double glazed window to the rear elevation

### En-Suite

9'6" x 4'0" (2.92m x 1.22m)

The en-suite has a low-level flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a shower screen, a chrome heated towel rail, recessed spotlights, tiled walls and a UPVC double glazed obscure window to the side elevation

### Bedroom Three

19'0" x 11'3" (5.81m x 3.45m)

The third bedroom has carpeted flooring, a large fitted mirrored wardrobe, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Four

14'7" x 10'1" (4.46m x 3.08m)

The fourth bedroom has carpeted flooring, an in-built wardrobe, a radiator, coving to the ceiling and a double glazed bay window to the front elevation

### Bedroom Seven

9'11" x 8'7" (3.03m x 2.62m)

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

### Bathroom

12'2" x 8'4" (3.73m x 2.56m)

The bathroom has low-level flush W/C, a countertop wash basin, a tiled bath with central taps, a fitted shower enclosure with a hand-held shower fixture, a shower screen, a chrome heated towel rail, a radiator, tiled flooring with underfloor heating, tiled walls and a UPVC double glazed obscure window to the rear elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, a Velux window and provides access to the second floor accommodation

### Bedroom Five

18'6" max x 10'1" max (5.64m max x 3.08m max)

The fifth bedroom has carpeted flooring, storage in the eaves, recessed spotlights and a Velux window

### Bedroom Six

18'2" x 12'10" (5.54m x 3.92m)

The sixth bedroom has carpeted flooring, storage in the eaves, a radiator, recessed spotlights and two Velux windows

## OUTSIDE

### Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a block paved area, an artificial lawn, courtesy lighting, panelled fencing and gated access garage providing further off-road parking

## DISCLAIMER

Council Tax Band Rating - Gedling 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.

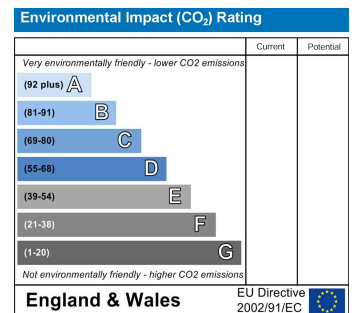
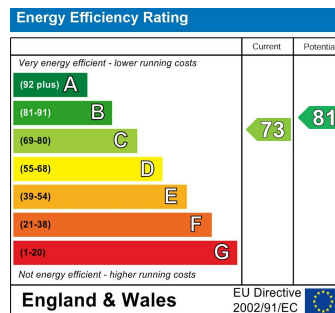
The vendor has advised the following:

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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