

# HoldenCopley

PREPARE TO BE MOVED

Hereford Road, Woodthorpe, Nottinghamshire NG5 4HZ

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**Guide Price £300,000 - £350,000**



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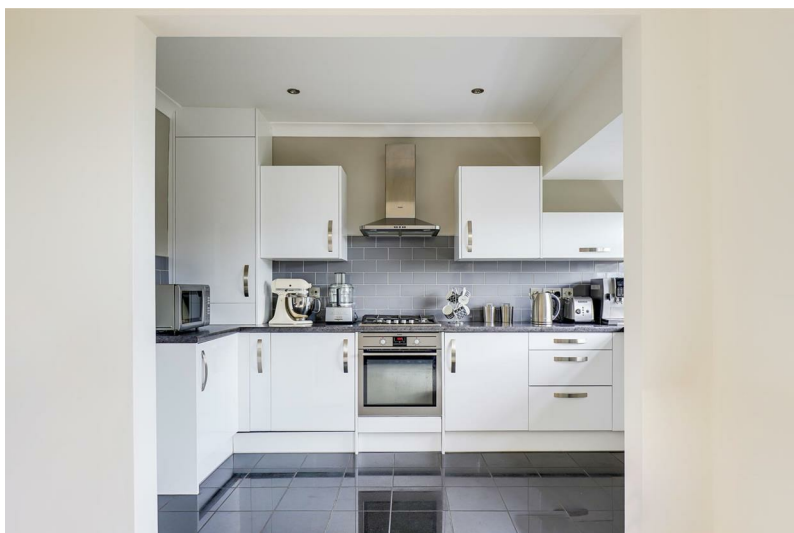


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PERFECT FAMILY HOME...

This charming 1930's three-bedroom detached house in Woodthorpe offers spacious and modern living spaces spread over two floors, making it an ideal choice for families. The property features ample built-in storage throughout. Located in the highly sought-after Woodthorpe area, it provides easy access to shops, restaurants, schools, and transportation links to the City Centre. On the ground floor, you'll find a welcoming entrance hall, a generously sized living room with a striking feature fireplace and bay window, a modern fitted kitchen equipped with integrated appliances, and a separate dining room. The first floor comprises three well-proportioned bedrooms, and four-piece bathroom suite. Outside, the front of the house boasts a courtyard-style garden, a driveway, and access to the garage, providing convenient off-street parking. The rear of the property features an enclosed mature garden with an array of decorative plants, herbs and shrubs, as well as a seating area, perfect for enjoying the outdoors during the Summer months. This property offers a perfect blend of modern comfort and character in a desirable location.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Separate Dining Room
- Four Piece Bathroom Suite
- In-Built Storage Available
- Drive & Garage Providing Off Street Parking
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

6'11" x 13'5" (2.12m x 4.09m)

The entrance hall has tiled flooring and carpeted stairs, coving to ceiling, radiator, smoke alarm, in-built storage cupboard, two obscure windows and three stained glass windows to the front elevation and a single door providing access into the accommodation

#### Living Room

11'5" x 16'10" (3.49m x 5.14m)

The living room has carpeted flooring, coving to the ceiling, feature fireplace with a hearth, mantelpiece, surround and a gas fire, radiator and UPVC double glazed bay window to the front elevation

#### Kitchen

6'10" x 12'10" (2.10m x 3.93m)

The kitchen has tiled flooring, partially tiled walls, coving to the ceiling, recessed ceiling spotlights, a range of fitted wall and base units with rolled edge marble effect worksurfaces, integrated oven with gas hobs and over head extractor fan, stainless steel sink and a half with a drainer and mixer taps, integrated dishwasher and UPVC double glazed window to the rear elevation

#### Dining Room

9'5" x 11'5" (2.89m x 3.49m)

The dining room has carpeted flooring, coving to the ceiling, recessed ceiling spotlights, radiator and UPVC double glazed sliding doors providing access to the rear garden

### FIRST FLOOR

#### Landing

3'6" x 7'0" (1.07m x 2.14m)

The landing has carpeted flooring, coving to the ceiling, radiator, stained glass window to the side elevation, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

15'10" x 11'4" (4.85m x 3.47m)

The main bedroom has carpeted flooring, coving to the ceiling, fitted wardrobes, radiator and UPVC double glazed windows to the front and side elevation

#### Bedroom Two

8'5" x 11'4" (2.59m x 3.47m)

The second bedroom has carpeted flooring, coving to the ceiling, loft hatch, radiator and UPVC double glazed window to rear elevation

#### Bedroom Three

6'11" x 7'10" (2.13m x 2.40m)

The third bedroom has carpeted flooring, coving to the ceiling, radiator and UPVC double glazed window to the front elevation

#### Bathroom

6'10" x 9'5" (2.10m x 2.88m)

The bathroom has tiled flooring, partially tiled walls, coving to the ceiling, recessed ceiling spotlights, pedestal washbasin and taps, low level dual flush WC, panelled bath with taps, shower enclosure with a wall mounted electric shower, radiator and UPVC double glazed obscure window to the rear elevation

### OUTSIDE

#### FRONT

To the front is a courtyard style garden with a paved area, drive and garage providing off street parking with a wall and fence surround

#### Garage

23'2" x 7'4" (7.07m x 2.25m)

#### REAR

To the rear is an enclosed garden with a range of mature plants and shrubs, paved seating area with a fence surround

### 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:

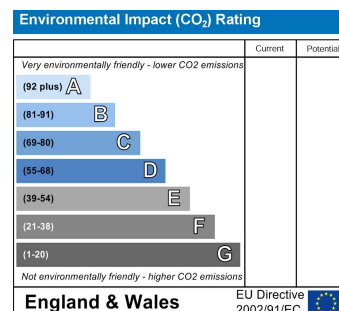
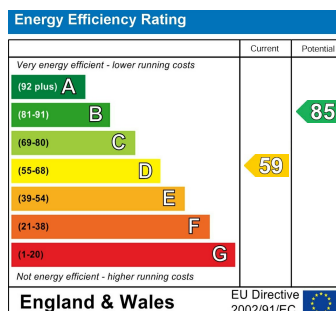
Property Tenure is Freehold

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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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.

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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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