

# HoldenCopley

PREPARE TO BE MOVED

Sunningdale Drive, Woodborough, Nottinghamshire NG14 6EQ

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**Guide Price £470,000 - £525,000**

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GUIDE PRICE £470,000 - £500,000

Architects' drawings meticulously showcase three potential en-suite bathroom locations.

Welcome to a splendid opportunity to own a truly exceptional four-bedroom detached house, which is well-maintained throughout. This residence is being offered to the market with no upward chain and presents an enticing prospect for those seeking a harmonious blend of comfort and style. As you step into the property through the welcoming entrance hall, the aura of elegance is immediately apparent. The ground floor boasts a spacious and airy living room, providing the perfect setting for relaxation and entertaining guests. Adjacent to the living room, a well-appointed dining room awaits, offering an ideal space for intimate dinners or grand gatherings. For those seeking a cosy retreat, a snug is thoughtfully included, providing a haven for quiet moments and leisure. The heart of this home lies in its modern fitted kitchen, a culinary masterpiece equipped with contemporary amenities to satisfy the most discerning chef. A utility room complements the kitchen, providing convenience and functionality for daily chores. The ground floor is completed by a convenient shower room and W/C. Venturing to the first floor, you will discover four generously sized bedrooms, each exuding its own charm and character. The three-piece bathroom suite exudes a sense of luxury, offering a tranquil space for unwinding after a long day. Beyond the interiors, the property boasts a double driveway and double garage, ensuring ample off-road parking for residents and guests alike. The private enclosed garden beckons outdoor enthusiasts to enjoy al fresco dining, gardening or simply basking in the serenity of nature. Located in the highly sought-after village of Woodborough, this property benefits from its idyllic location, providing a peaceful rural retreat while remaining within close proximity to local amenities and services.





- Detached House
- Four Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen & A Separate Utility Room
- Ground Floor Shower Room
- Stylish Three-Piece Bathroom Suite
- Driveway & Double Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'6" x 8'6" (3.82m x 2.61m)

The entrance hall has carpeted flooring, wooden stairs, an in-built storage cupboard, a radiator, a wall-mounted light fixture, coving to the ceiling, two double glazed windows to the front elevation and a single door providing access into the accommodation

### Living Room

10'11" x 23'8" (3.35m x 7.23m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, coving to the ceiling, a UPVC double glazed window to the rear elevation and two UPVC double French doors providing access to the rear garden

### Dining Room

8'10" x 16'11" (2.70m x 5.16m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

### Snug

9'8" x 8'8" (2.97m x 2.65m)

The snug has carpeted flooring, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

### Kitchen

11'0" x 24'9" (3.37m x 7.55m)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink and a half with drainer grooves and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, space for a dining table, a radiator, tiled flooring with underfloor heating, air conditioning, recessed spotlights, a feature floor-to-ceiling window to the rear elevation and a UPVC glass sliding door providing access to the rear garden

### Utility Room

7'11" x 8'6" (2.42m x 2.61m)

The utility room has a Belfast-style wall-mounted sink, space and plumbing for a washing machine, space for a fridge, space for a freezer, a large in-built storage cupboard, a radiator, partially tiled walls and tiled flooring

### Shower Room

4'4" x 3'3" (1.34m x 1.00m)

The shower room has a waterfall-style and hand-held shower fixture, tiled walls, underfloor heating and a skylight

### W/C

This space has a low-level flush W/C, a wall-mounted wash basin with tiled splashback, tiled flooring and a double glazed obscure window to the front elevation

## FIRST FLOOR

### Landing

8'0" x 10'9" (2.44m x 3.28m)

The landing has carpeted flooring, a radiator, a double glazed window to the front elevation, recessed spotlights, coving to the ceiling and provides access to the loft and first floor accommodation

### Bedroom One

10'11" x 12'1" (3.35m x 3.70m)

The main bedroom has carpeted flooring, a range of fitted mirrored wardrobes, a radiator, recessed spotlights, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Two

11'1" x 10'11" (3.40m x 3.34m)

The second bedroom has carpeted flooring, a vanity-style wash basin, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Three

16'6" x 9'3" (5.03m x 2.82m)

The third bedroom carpeted flooring, two in-built storage cupboards, a vanity-style wash basin, a radiator and a Velux window

### Bedroom Four

8'0" x 8'10" (2.45m x 2.70m)

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

## Bathroom

9'1" x 5'7" (2.78m x 1.71m)

The bathroom has a low-level flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a central tap and a wall-mounted shower fixture, a shower screen, a radiator, tiled flooring, partially tiled walls, recessed spotlights and a double glazed obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property is a double driveway with access to the double garage providing ample off-road parking, a lawn, a range of plants and shrubs and side access to the rear garden

### Garage

18'3" x 14'6" (5.58m x 4.44m)

The garage has lighting, multiple power points, a wall-mounted boiler, two windows to the side elevation and an electric roller shutter door providing access

### Rear

To the rear of the property is a private enclosed garden with a decked seating area, steps down to a well-maintained lawn, a range of plants and shrubs, a stone paved patio area, courtesy lighting and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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:

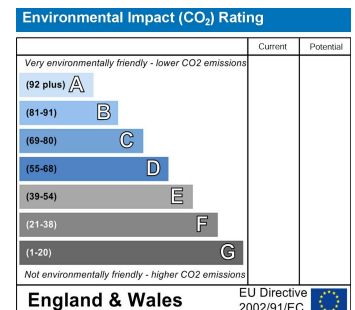
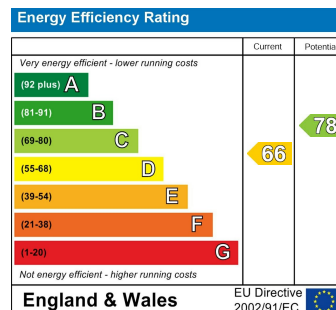
Property Tenure is Freehold

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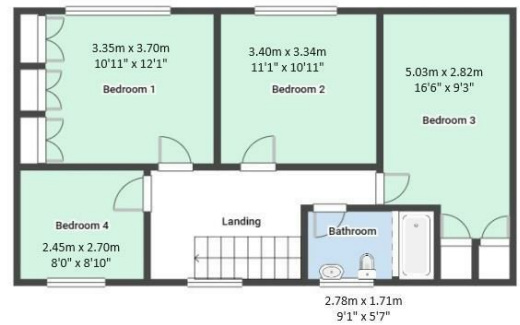
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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