

# HoldenCopley

PREPARE TO BE MOVED

Pinfold Crescent, Woodborough, Nottinghamshire NG14 6DP

---

**Guide Price £475,000 - £500,000**



Pinfold Crescent, Woodborough, Nottinghamshire NG14 6DQ





GUIDE PRICE £475,000 - £500,000

NO UPWARD CHAIN...

Nestled in a sought-after location near local amenities such as shops, a golf centre, schools, and walking areas, this detached property is an ideal family home. As you step through the entrance hall, you're welcomed into a spacious living room, and the adjoining dining room boasts sliding patio doors that seamlessly connect the indoor and outdoor spaces. The fitted kitchen adds a practical touch, offering convenient access to the garage. Journeying to the first floor unveils four generously sized bedrooms, with the main bedroom featuring an en-suite, and an additional three-piece bathroom suite for added convenience. The front of the property showcases a lawn, gated access to the side, and a driveway leading to the garage. The rear garden is enclosed and featuring a patio area, a lawn, and surrounded by planted borders with various shrubs and bushes all enclosed by a fence panelling boundary.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & En-Suite To The First Bedroom
- Garage & Driveway
- Well-Maintained Gardens
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

6'5" x 19'5" (1.96m x 5.93m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single door providing access into the accommodation.

### W/C

5'6" x 2'5" (1.68m x 0.74m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted corner wash basin, a chrome heated towel rail, tiled splashback, and wood-effect flooring.

### Living Room

13'9" x 19'10" (4.20m x 6.06m)

The living room has two UPVC double glazed windows to the front and rear elevation, two radiators, coving to the ceiling, a TV point, a feature fireplace with a brick and tiled surround, and carpeted flooring.

### Dining Room

11'0" x 16'2" (3.36m x 4.95m)

The dining room has two full height double glazed windows to the rear elevation, coving to the ceiling, a radiator, a serving hatch, carpeted flooring, and double sliding patio doors providing access to the rear garden.

### kitchen

13'5" x 9'10" (4.10m x 3.01m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob, extractor fan, an integrated microwave, an integrated washing machine and dishwasher, space for a dining table, a radiator, coving to the ceiling, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a single door providing access to the porch.

### Porch

3'1" x 8'10" (0.95m x 2.70m)

The porch has vinyl flooring, three UPVC double glazed obscure windows, a wall-mounted light fixture, a polycarbonate roof, and two UPVC doors to the front and rear of the property.

## FIRST FLOOR

### Landing

6'5" x 20'2" (1.96m x 6.16m)

The landing has a UPVC double glazed window to the front elevation, an in-built cupboard, carpeted flooring, access into the loft, and provides access to the first floor accommodation.

### Bedroom One

14'7" x 11'7" (4.46m x 3.55m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, two in-built wardrobes with mirrored doors, an in-built cupboard, carpeted flooring, and provides access to the en-suite.

### En-suite

2'8" x 8'8" (0.82m x 2.65m)

The en-suite has a concealed dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, an extractor fan, partially tiled walls, and vinyl flooring.

### Bedroom Two

10'2" x 13'5" (3.11m x 4.09m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, a pedestal wash basin with a tiled splashback, and carpeted flooring.

### Bedroom Three

9'11" x 14'1" (3.04m x 4.30m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a vanity-style wash basin, an in-built cupboard, and carpeted flooring.

### Bedroom Four

10'0" x 13'10" (3.06m x 4.23m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

## Bathroom

6'11" x 8'8" (2.12m x 2.66m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and bi-folding shower screen, a heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, planted borders with established bushes, gated access to the rear, and a driveway for two cars with access to the garage.

### Garage

15'5" x 16'9" (4.70m x 5.12m)

The garage has space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, space for a fridge freezer, a single door providing access into the entrance hall, a UPVC double glazed window and single door to the side elevation, and an electric door opening to the driveway.

### Rear

To the rear of the property is a well-maintained enclosed rear garden with a patio area, courtesy lighting, a lawn, planted borders with established shrubs and bushes, and a fence panelling boundary.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the direct gov 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.

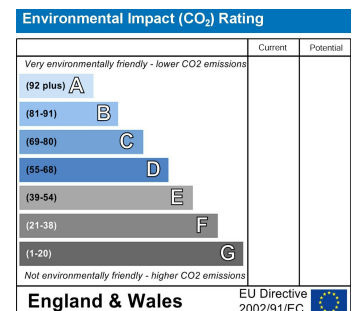
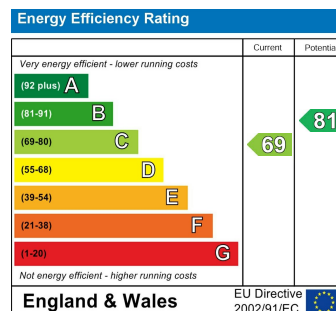
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





# Pinfold Crescent, Woodborough, Nottinghamshire NG14 6DQ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 7734300**

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.