Holden Copley PREPARE TO BE MOVED

Blackthorn Close, Gedling, Nottinghamshire NG4 4AU

£495,000 - £500,000

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WELL-PRESENTED DETACHED HOME...

Welcome to this impeccable five-bedroom detached house, exuding sophistication and charm. Nestled in a popular location, this residence is a testament to refined taste and meticulous attention to detail. As you step into the inviting entrance hall on the ground floor, you are greeted by an ambience of elegance that permeates throughout the entire property. The ground floor boasts a versatile study, ideal for those who require a dedicated workspace or quiet retreat. Adding to the allure is the fifth bedroom, complete with its en-suite, providing a haven for guests or a perfect space for extended family. Practicality meets style with the utility room, offering convenience for day-to-day tasks. Ascending to the first floor, an expansive living room awaits, providing a sumptuous space for relaxation and entertainment. The adjoining dining room creates a perfect setting for hosting dinner parties or intimate gatherings. The heart of the home lies in the fitted kitchen/diner, a culinary haven that combines functionality with modern aesthetics. Completing the first floor is a convenient W/C, ensuring utmost convenience for residents and guests alike. The second floor is dedicated to indulgent comfort, housing four generously sized bedrooms. Bedrooms one and two are enhanced by en-suite facilities, offering a touch of luxury and privacy. A four-piece bathroom suite serves the remaining bedrooms, providing a spa-like retreat for moments of relaxation. Outdoor living is equally impressive, with a private enclosed garden offering an oasis of tranquillity. The property is complemented by a driveway and garage, providing ample off-road parking and secure storage. Situated in a quiet cul-de-sac within a sought after location just a stone's throw away from various local amenities including Gedling Country Park, excellent schools and easy access into the City Centre.

MUST BE VIEWED













- Detached House
- Five Great-Sized Bedrooms
- Two Spacious Reception Rooms& A Study
- Fitted Kitchen/Diner With A
 Separate Utility Room
- Four-Piece Bathroom Suite &
 Two En-Suites
- Private Enclosed Garden
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

 $17^{\circ}0" \times 14^{\circ}1" \text{ (max) } (5.19m \times 4.31m \text{ (max))}$

The entrance hall has wooden flooring, carpeted stairs, an under-stair storage cupboard, a radiator, internal access to the garage and a single UPVC door providing access into the accommodation

Under Stair Storage Cupboard

 $3*8" \times 2*8"$ (I.14m × 0.82m)

Study

 $10^{11} \times 10^{0} (\text{max}) (3.33 \text{m} \times 3.06 \text{m} (\text{max}))$

The study has wooden flooring and a UPVC double glazed window to the front elevation

Bedroom Five

 15^{10} " × 12^{10} " (max) (4.84m × 3.93m (max))

The fifth bedroom has wooden flooring, a radiator, recessed spotlights, access to the en-suite and a UPVC double glazed window to the side elevation

En-Suite

 $7*3" \times 6*II" (max) (2.23m \times 2.12m (max))$

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a hand-held shower fixture, tiled splashback, a heated towel rail and tiled flooring

Utility Room

6*5" × 3*5" (I.98m × I.05m)

The utility room has a fitted unit, a worktop, space and plumbing for a washing machine, tiled splashback and wooden flooring

FIRST FLOOR

Landing

 $10^{\circ}0" \times 8^{\circ}l" \text{ (max) } (3.06\text{m} \times 2.47\text{m (max)})$

The landing has wooden flooring, carpeted stairs, a radiator and provides access to the first floor accommodation

Living Room

20°4" × 13°1" (max) (6.20m × 4.00 (max))

The living room has wooden flooring, a TV point, two radiators, wall-mounted light fixtures, two UPVC double glazed windows to the front elevation and UPVC double French doors providing access to the Juliet balcony

Dining Room

 $II^{\bullet}O" \times IO^{\bullet}O" \text{ (max) } (3.37m \times 3.06m \text{ (max))}$

The dining room has wooden flooring, a radiator and UPVC double French doors providing access to the Juliet balcony

Kitchen/Diner

 $23^{*}7'' \times 13^{*}3'' \text{ (max) } (7.2\text{lm} \times 4.06\text{m (max)})$

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for a fridge freezer, tiled splashback, two radiators, recessed spotlights, two UPVC double glazed windows to the rear elevations and UPVC double French doors providing access to the rear garden

W/C

 $6^{*}3" \times 3^{*}l" \text{ (max) (l.93m} \times 0.95m \text{ (max))}$

This space has a low-level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator and wooden flooring

SECOND FLOOR

Landing

 $10^{\circ}10'' \times 8^{\circ}0'' \text{ (max) } (3.32m \times 2.46m \text{ (max))}$

The landing has wooden flooring and provides access to the loft and second floor accommodation

Bedroom One

 16^{5} " × 13^{2} " (max) (5.0lm × 4.02m (max))

The main bedroom has wooden flooring, a range of fitted wardrobes, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

 $8*5" \times 3*10" (2.59m \times 1.19m)$

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a waterfall-style shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a Velux window

Bedroom Two

 $17^{*}7" \times 11^{*}6" \text{ (max) } (5.36m \times 3.5\text{Im (max)})$

The second bedroom has wooden flooring, two fitted wardrobes, a radiator, access to the ensuite and a UPVC double glazed window to the rear elevation

En-Suite

 $7*8" \times 3*10" \text{ (max) (2.36m} \times 1.18m \text{ (max))}$

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure

with a hand-held shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

 $II^{*}O" \times IO^{*}3" \text{ (max) } (3.37m \times 3.13m \text{ (max))}$

The third bedroom has wooden flooring, a fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

 $10^{11} \times 9^{8} \pmod{3.34} \times 2.95 \pmod{max}$

The fourth bedroom has wooden flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

 $12*8" \times 6*II" (max) (3.87m \times 2.12m (max))$

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a fitted shower enclosure with a hand-held shower fixture, an in-built storage cupboard, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a Velux window

OUTSIDE

Front

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

Garage

 17^{10} " × 8^{9} " (5.44m × 2.69m)

The garage has lighting, power points, a wall-mounted boiler, a single door to the side elevation and an up-and-over door to the front elevation providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

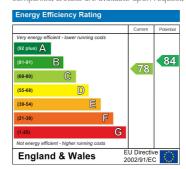
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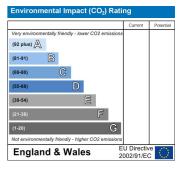
The vendor has advised the following: Property Tenure is Freehold

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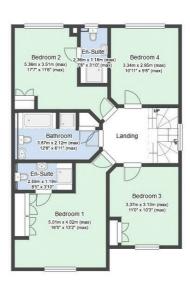


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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for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

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