

# HoldenCopley

PREPARE TO BE MOVED

Coningsby Road, Woodthorpe, Nottingham NG5 4LH

---

**Guide Price £400,000 - £450,000**



Coningsby Road, Woodthorpe, Nottingham NG5 4LH





GUIDE PRICE £400,000 - £425,000

SPACIOUS FAMILY HOME...

Welcome to this four-bedroom detached family home, a spacious haven that seamlessly blends comfort and space to cater to the needs of modern family living. Nestled in a sought-after area, this property offers the convenience of being close to local amenities, including shops, eateries, schools, and excellent commuting links. Its prime location makes it an ideal choice for families seeking both accessibility and a peaceful residential setting. As you enter, you are welcomed into an open and airy hall that sets the tone for the entire home. The spacious living room, illuminated by a large bay window and side windows, invites an abundance of natural light, creating a bright and welcoming atmosphere. The dining room, accessed through double French doors, seamlessly connects the indoors to the rear garden, providing a perfect space for family gatherings. The well-appointed kitchen offers ample storage and countertop space, catering to culinary enthusiasts. A convenient W/C completes the ground floor, adding practicality to the living spaces. Ascending to the upper level, you will find three generously-sized double bedrooms and a well-proportioned single bedroom, ensuring ample space for the entire family. The bathroom, accompanied by a separate W/C, provides a functional bathing space. The front of the property features a driveway, providing off-road parking and convenient access to the garage, offering both storage or additional parking solutions. The rear garden is a true oasis, featuring a well-maintained lawn, two patio seating areas for outdoor relaxation, a pond, and a variety of plants and shrubs that enhance the overall charm and appeal of the outdoor space.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Bathroom With Separate W/C
- Driveway & Garage
- Generous Sized Garden
- Well-Presented
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance

5'4" x 4'5" (1.63m x 1.36m )

The entrance has laminate flooring, a radiator, a dado rail and a single composite door providing access into the accommodation.

### W/C

5'4" x 3'11" (1.63m x 1.20m )

This space has a low level dual flush W/C, a pedestal wash basin, laminate flooring and a UPVC double-glazed obscure window to the front elevation.

### Hall

9'8" x 7'8" (max) (2.97m x 2.35m (max))

The hall has carpeted flooring, a radiator, a dado rail, an in-built storage cupboard and a UPVC double-glazed window to the side elevation.

### Kitchen/Diner

22'0" x 9'9" (max) (6.73m x 2.98m (max))

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas hob, an integrated double oven, an integrated dishwasher, an integrated fridge freezer, a radiator, partially tiled walls, an in-built storage cupboard, Kardean flooring, two UPVC double-glazed windows to the side and rear elevations and a single door providing access to the rear garden.

### Living Room

20'4" x 12'4" (max) (6.22m x 3.78m (max))

The living room has carpeted flooring, two radiators, a decorative fireplace, coving to the ceiling, two UPVC double-glazed obscure windows to the side elevation and a UPVC double-glazed bay window with cafe-style shutters to the front elevation.

### Dining Room

12'8" x 12'0" (max) (3.88m x 3.68m (max))

The dining room has carpeted flooring, a radiator, coving to the ceiling, and full-height windows with double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

21" x 9'9" (max) (6.44m x 2.98m (max))

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the partially boarded loft.

### Master Bedroom

20'0" x 12'5" (max) (6.11m x 3.81m (max))

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

12'4" x 11'6" (3.78m x 3.52m )

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

### Bedroom Three

10'2" x 8'7" (3.10m x 2.62m )

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

7'2" x 6'8" (2.20m x 2.04m )

The fourth bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double-glazed window to the rear elevation.

### Bathroom

7'3" x 6'3" (2.22m x 1.91m )

The bathroom has a pedestal wash basin, a panelled bath with a shower fixture, a radiator, fitted storage cupboards, tiled walls, Kardean flooring and a UPVC double-glazed obscure window to the side elevation.

## W/C

6'4" x 2'8" (1.94m x 0.82m )

This space has a low level dual flush W/C, Kardean flooring and a UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

The front of the property has a block-paved driveway providing off-road parking, access to the garage, courtesy lighting and plants and shrubs.

### Garage

20'3" x 9'3" (6.18m x 2.83m )

The garage has a power supply, courtesy lighting, ample storage space, a window to the rear elevation, a single door and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, two patio areas, a pond, a variety of plants and shrubs and fence panelling.

## 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.

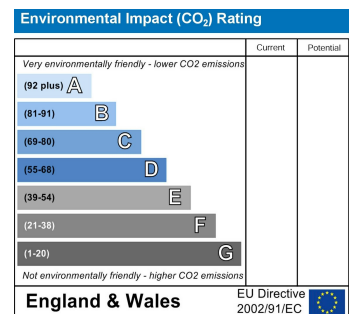
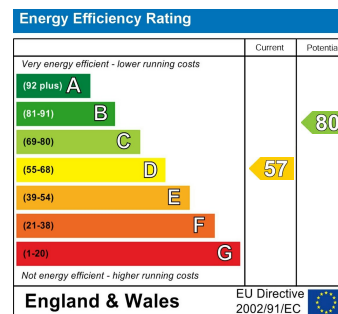
The vendor has advised the following:

Property Tenure is Freehold

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.





# Coningsby Road, Woodthorpe, Nottingham NG5 4LH

**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 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.