

HoldenCopley

PREPARE TO BE MOVED

Villiers Road, Woodthorpe, Nottinghamshire NG5 4FB

Guide Price £695,000 - £845,000

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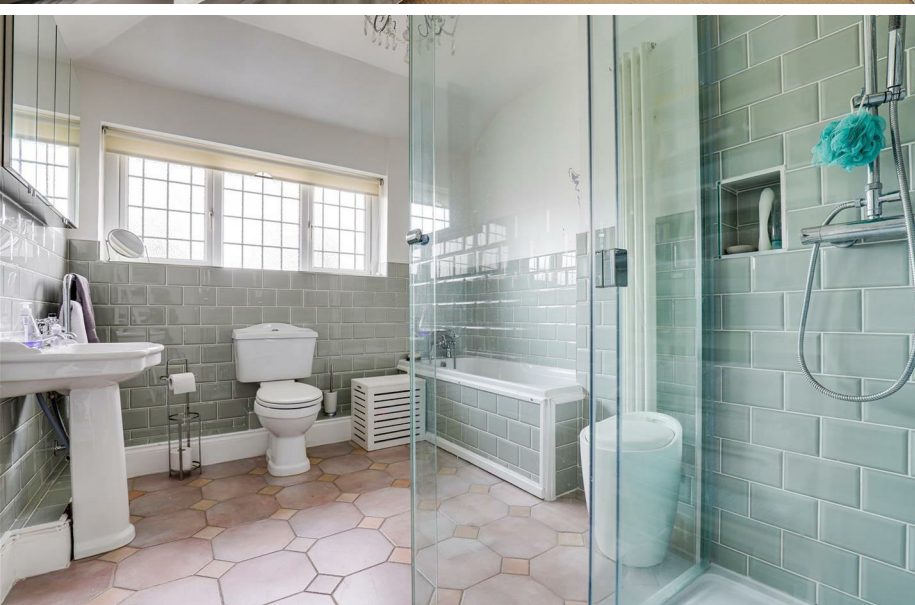
GUIDE PRICE £695,000 - £725,000

DETACHED HOUSE...

This detached residence occupies a generous plot, epitomizing family-oriented living. Situated within easy reach of Woodthorpe Grange Park and esteemed local primary schools, and mere moments away from the vibrant heart of Nottingham City Centre, this property is surrounded by excellent transportation options, including the A60, ensuring utmost convenience for its occupants. Additionally, its proximity to Nottingham City Hospital adds to its allure. Upon crossing the threshold adorned with elegant stained glass windows, one is greeted by a harmonious blend of charm and contemporary comforts. The entrance hall sets the tone, leading to a study exuding warmth with wooden beams and a recessed alcove, and a spacious living room boasting Velux windows and bi-folding doors seamlessly connecting to the rear garden. Adjacent to the living room, the family room features a striking fireplace and rustic wooden beam, creating an inviting space for relaxation. Hosting guests is effortless in the expansive dining room, complemented by its own fireplace. Practicality meets style in the fitted kitchen and utility room, offering convenient access to the garage equipped with an electric door. A ground-floor WC further enhances the home's functionality. Ascending the stairs, five bedrooms await, one of which includes an open-style en-suite for added luxury. The remaining bedrooms are served by a four-piece bathroom suite and a separate WC. Outside, the front driveway leads to a garage, while gated access opens to a low-maintenance garden adorned with planted borders and courtesy lighting. The rear garden provides a private sanctuary, featuring a patio area, lawn, and lush surroundings.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Study
- Fitted Kitchen & Utility
- Four-Piece Bathroom Suite
With Separate W/C & Ground
Floor W/C
- Driveway & Garage
- Enclosed Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'10" x 8'8" (1.47m x 2.64m)

The entrance hall has Parquet flooring, carpeted stairs, a picture rail, a radiator, a window to the side elevation, two windows with stained glass inserts to the front elevation, and a single door providing access into the accommodation.

W/C

3'0" x 6'11" (0.92m x 2.11m)

This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a vanity-style wash basin, a wall-mounted heater, partially tiled walls, and wood-effect flooring.

Study

10'9" x 14'5" (3.28m x 4.40m)

The study has a UPVC double glazed window to the front elevation, a recessed alcove, beams to the ceiling, and Parquet flooring.

Living Room

10'10" x 3'3" (3.32m x 1.00m)

The living room has two Velux windows, two radiators, a TV point, an in-built cupboard, a wood beam to the ceiling, recessed spotlights, tiled flooring, and bi-folding doors providing access to the rear garden.

Family Room

14'11" x 17'5" (4.57m x 5.33m)

The family room has two UPVC double glazed windows to the rear elevation, a stained glass window to the side elevation, a feature fireplace with marble surround, a TV point, a picture rail, a ceiling rose, a radiator, and carpeted flooring.

Dining Room

13'11" x 17'9" (4.26m x 5.42m)

The dining room has three UPVC double glazed windows to the side and rear elevation, coving to the ceiling, a radiator, a chimney breast recessed feature fire place, and wood-effect flooring.

Kitchen

10'8" x 10'0" (3.26m x 3.07m)

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, five ring gas hob and extractor fan, recessed spotlights, tiled flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

9'2" x 10'10" (2.81m x 3.31m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and two drainers, tiled flooring, space for a fridge freezer, an in-built cupboard, and access to the side porch.

Side Porch

13'11" x 3'4" (4.25m x 1.04m)

This area has a glass cubed style window to the side elevation and access into the garage.

Garage

11'10" x 17'11" (3.62m x 5.48m)

The garage has electric sockets, lighting, and an up-and-over electric door providing access onto the driveway.

BASEMENT

Cellar

17'11" x 14'0" (5.48m x 4.29m)

The cellar has a wall-mounted boiler, lighting, electric sockets, and ample storage space.

Pantry

10'11" x 10'11" (3.34m x 3.35m)

The pantry has a cubed window, an extractor fan, space for a chest freezer, space for a fridge freezer, shelving storage, and tiled flooring.

FIRST FLOOR

Landing

2'11" x 27'11" (0.90m x 8.53m)

The landing has a UPVC double glazed widow to the rear elevation, a picture rail, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

17'10" x 15'0" (max) (5.46m x 4.58m (max))

The main bedroom has two UPVC double glazed windows to the rear and side elevation, two radiators, a picture rail, and carpeted flooring.

Bedroom Two

11'0" x 14'7" (max) (3.37m x 4.45m (max))

The second bedroom has two UPVC double glazed windows to the front and side elevation, an in-built cupboard, a picture rail, a radiator, a vanity-style wash basin with a tiled splashback, a shower enclosure with a wall-mounted electric shower fixture, and carpeted flooring.

Bedroom Three

13'7" x 14'1" (4.15m x 4.30m)

The third bedroom has three UPVC double glazed windows, a radiator, a picture rail, and carpeted flooring.

Bedroom Four

13'8" x 13'11" (4.17m x 4.25m)

The fourth bedroom has two UPVC double glazed windows to the front and side elevation, an in-built cupboard, a picture rail, and carpeted flooring.

Bedroom Five

10'1" x 10'11" (3.09m x 3.35m)

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

Bathroom

10'9" x 8'10" (3.30m x 2.71m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a tiled bath with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall shower head and a handheld shower head, a column radiator, a singular spotlight, a heated towel rail, partially tiled walls, and vinyl flooring.

W/C

5'6" x 4'1" (1.69m x 1.26m)

This space has a UPVC double glazed obscure window to the rear, a low level flush W/C, a wall-mounted wash basin, a wall-mounted water heater, partially wood-panelled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway to the garage, gated access to a low-maintenance garden with a small lawn area, planted borders with established shrubs and bushes, courtesy lighting, and gated access to the rear.

Rear

To the rear of the property is a good-sized well-established private garden with a patio area, courtesy lighting, steps down to a lawn, planted borders, and is surrounded with trees, shrubs, bushes, and an array of plants.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.