

# HoldenCopley

PREPARE TO BE MOVED

Wensley Road, Woodthorpe, Nottinghamshire NG5 4JW

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Offers In The Region Of £400,000

Wensley Road, Woodthorpe, Nottinghamshire NG5 4JW



PREPARE TO BE WOWED...

by this stunning detached family home, which benefits from a modern conservatory and large bay windows which flood the property with natural light, as well as being excellently presented throughout. Situated in the sought after location of Woodthorpe, which is host to a range of amenities such as shops, excellent transport links and green spaces such as Woodthorpe Park. To the ground floor of the property is an entrance hall with original stain glass windows, a spacious living room, a modern kitchen which is open plan to the dining area and the conservatory and a ground floor WC. To the first floor of the property are three bedrooms serviced by a stylish four piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and access into the single detached garage, to the rear of the property is a private enclosed garden with a lawn and a decked patio area!

MUST BE VIEWED





- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Integrated Kitchen
- Four Piece Bathroom Suite
- Off Road Parking & Garage
- Private Rear Garden
- Excellently Presented
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The hall has laminate flooring, a radiator, an in-built under stairs cupboard, original stain glass windows to the front elevation, carpeted stairs and provides access into the accommodation

### W/C

4'11" x 5'2" (1.5 x 1.6)

This space has laminate flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a radiator and a UPVC double glazed window to the side elevation

### Living Room

13'5" x 15'5" (4.1 x 4.7)

The living room has laminate flooring, a low level flush WC, a feature fireplace with a decorative mantelpiece and a hearth, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

### Kitchen

9'6" x 9'6" (2.9 x 2.9)

The kitchen has laminate flooring, a range of fitted base and wall units with fitted countertops, a sink with a drainer and stainless steel mixer taps, an integrated double oven, an integrated gas hob with an extractor hood, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, a UPVC double glazed window to the rear elevation and is open plan to the dining room

### Dining Room

13'5" x 24'11" (4.1 x 7.6)

The dining room has laminate flooring, coving to the ceiling, a TV point, a radiator and is open plan to the conservatory area

### Conservatory

The conservatory has laminate flooring, a column radiator, a range of UPVC double glazed windows to the side and rear elevations, a sky lantern roof and UPVC double glazed French doors to access the rear of the property

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a UPVC double glazed bay window to the front elevation and provides access to the first floor accommodation

### Bedroom One

15'5" x 13'5" (4.7 x 4.1)

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

### Bedroom Two

13'5" x 12'9" (4.1 x 3.9)

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

### Bedroom Three

8'6" x 9'6" (2.6 x 2.9)

The third bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the rear elevation

### Bathroom

6'2" x 8'10" (1.9 x 2.7)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath, a shower enclosure with a wall mounted shower fixture and glass shower screens, fully tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is stone walled garden with a driveway to provide off road parking, access into the single detached garage and various shrubs

### Rear

To the rear of the property is a private enclosed garden with a lawn, a decked patio area, courtesy lighting, various plants and shrubs, access into the garage and panelled fencing

## 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:

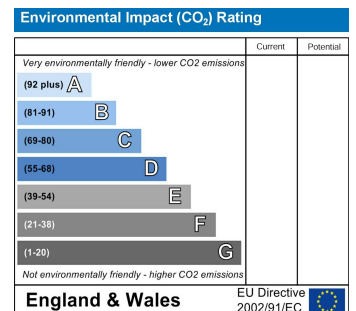
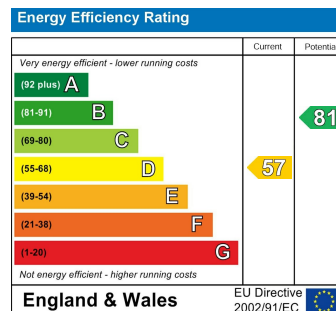
Property Tenure is Freehold

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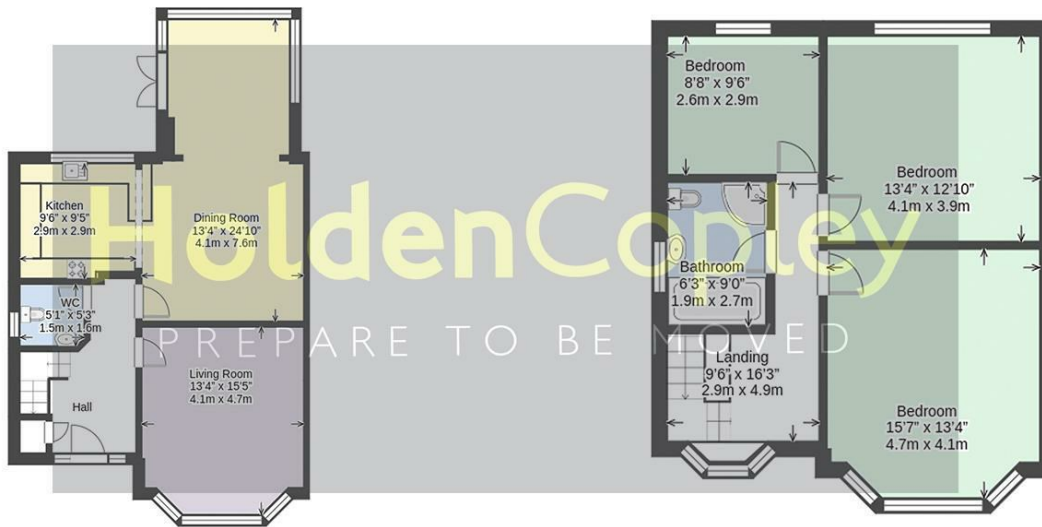
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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Approx. Gross Internal Area of the Ground floor:  
**698.69 Sq Ft - 64.91 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1300.93 Sq Ft - 120.86 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**602.24 Sq Ft - 55.95 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1300.93 Sq Ft - 120.86 Sq M**

All sizes and areas are approximate and 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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