

# HoldenCopley

PREPARE TO BE MOVED

Bank Hill, Woodborough, Nottinghamshire NG14 6EF

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**Guide Price £350,000 - £375,000**



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LOCATION, LOCATION, LOCATION...

Nestled within the picturesque conservation village of Woodborough, lies a charming three-bedroom semi-detached cottage exuding timeless appeal and original character. Stepping into the property, one is immediately greeted by the warmth of exposed beams adorning the ceilings and the rustic allure of originality. The ambiance is further enhanced by exposed brick walls, a testament to the cottages' rich history. Two inviting reception rooms beckon with their cast iron solid fuel burners, casting a comforting glow over the hardwood Herringbone flooring. The fitted kitchen diner provides a cosy space for culinary endeavors, while a convenient shower suite completes the ground floor. Ascending to the first floor, three generously sized bedrooms await, each offering a tranquil retreat and serviced by a modern bathroom. The master bedroom boasts the luxury of an en-suite, ensuring utmost convenience. Storage space abounds, catering effortlessly to practical needs. Outside, a block-paved driveway to the front welcomes residents, while the rear of the property unveils a private enclosed garden, replete with multiple seating areas perfect for al fresco dining or relaxation, all framed by the verdant backdrop of the countryside. With local amenities including public transport links, a shop, post office, public houses, an excellent primary school, and a vibrant church, this delightful cottage epitomizes idyllic village living, offering both character and comfort in equal measure.

MUST BE VIEWED







- Semi-Detached Cottage
- Three Bedrooms
- Two Reception Rooms With Log-Burners
- Fitted Kitchen Diner
- Three Bathrooms
- Ample Storage Space
- Driveway
- Private Garden With Decked Seating Areas
- Sought-After Village Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has stone tiled flooring, carpeted stairs, exposed beams on the ceiling, and a stable-style wooden door with a glass insert providing access into the accommodation via the canopy porch.

### Dining Room

11'10" x 10'7" (3.63 x 3.24)

The dining room has double-glazed windows to the front elevation, hardwood Herringbone flooring, an exposed brick chimney breast with a recessed alcove featuring a cast-iron solid-fuel burner and tiled hearth, storage units in the alcoves with LED lighting, exposed beams on the ceiling, and a vertical radiator.

### Living Room

13'4" x 12'0" (4.08 x 3.66)

The living room has double-glazed windows to the front elevation, hardwood Herringbone flooring, an exposed brick chimney breast with a recessed alcove featuring a cast-iron solid-fuel burner and tiled hearth, exposed beams on the ceiling, a TV point, a column radiator, and an in-built under-stair cupboard with a solid wood door.

### Kitchen Diner

17'5" x 8'9" (5.32 x 2.69)

The kitchen has a range of fitted base and wall units with wooden worktops, a ceramic sink with a period-style mixer tap, space for a range cooker, an extractor fan, space for a fridge freezer, space for a dining table, quarry tiled flooring, tiled splashback, exposed beams on the ceiling, recessed spotlights, a skylight window, a stable-style wooden door, and double doors providing access to the rear garden.

### Kitchen / Utility

8'0" x 3'11" (2.45 x 1.21)

This space, continued from the kitchen, has an integrated dishwasher, space and plumbing for a washing machine, quarry tiled flooring, a column radiator, exposed beams on the ceiling, a recessed spotlight, and a double-glazed window to the rear elevation.

### Shower

5'6" x 3'1" (1.70 x 0.95)

This space has a low level dual flush W/C, a wall-mounted wash basin, an electrical shaving point, a corner fitted shower enclosure, a chrome heated towel rail, wood-effect flooring, partially tiled walls, an extractor fan, and recessed spotlights.

## FIRST FLOOR

### Landing

6'3" x 4'7" (1.91 x 1.42)

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

### Master Bedroom

9'4" x 7'9" (2.86 x 2.37)

The main double bedroom has double-glazed windows to the rear elevation, carpeted flooring, a radiator, a TV point, access into the en-suite and walk-in closet.

### Walk-In Closet

7'9" x 3'6" (2.37 x 1.07)

This space has carpeted flooring, and a radiator.

### En-Suite

7'6" x 2'6" (2.31 x 0.77)

This space has a low level dual flush W/C, a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, an electrical shaving point, partially tiled walls, a chrome heated towel rail, an extractor fan, and recessed spotlights.

### Bedroom Two

11'10" x 10'7" (3.63 x 3.25)

The second double bedroom has a double-glazed window to the front elevation, carpeted flooring, an original open fireplace, a radiator, and an in-built cupboard with a solid wood door.

### Bedroom Three

13'1" x 6'11" (4.01 x 2.12)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, an original open fireplace, and a radiator.

### Bathroom

10'1" x 4'9" (3.08 x 1.46)

The bathroom has a low level flush W/C, a period-style wash basin, a double-ended bath with claw feet, central taps and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a lawn, courtesy lighting, and a block-paved driveway providing off-road parking.

### Rear

To the rear of the property is a private enclosed garden with a decked seating area, steps leading down to a lawn, various plants and shrubs, an additional decked seating area, a shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast available - 67 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G available, some 3G, no 5G available

Sewage – Mains Supply

Flood Risk – Low Risk but it has flooded in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – There has previously been water overflow from the road into the property, however the culvert has since been altered so now when capacity is exceeded water drains down hill of the property. In addition they have installed new channel drains across the property front although these are now not needed.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

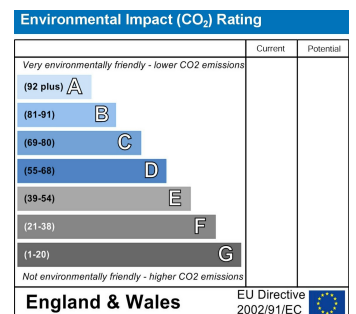
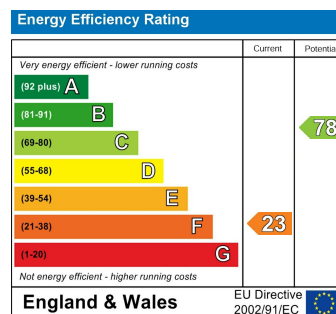
The vendor has advised the following:

Property Tenure is Freehold

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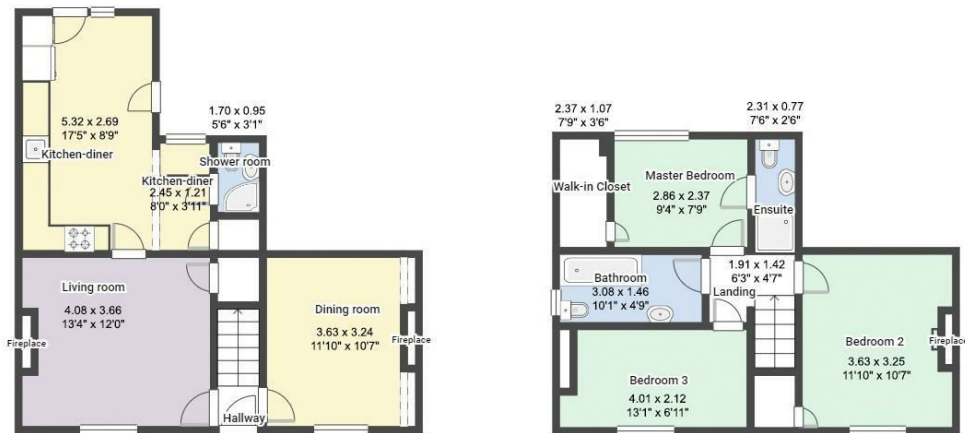
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### FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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