

HoldenCopley

PREPARE TO BE MOVED

Longacre, Woodthorpe, Nottinghamshire NG5 4JS

Guide Price £390,000

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GUIDE PRICE £390,000 - £400,000

DETACHED HOUSE WITH NO CHAIN...

Nestled in the highly coveted Woodthorpe locale, this detached property beckons with its timeless allure and modern conveniences. A haven for families, its prime location offers easy access to Mapperley Top and Arnold High Street, boasting an array of amenities and reputable schools. As you step through the porch into the entrance hall, the home unfolds to reveal a dining room seamlessly flowing into the expansive living area, perfect for entertaining guests or enjoying cosy family gatherings. A dedicated study provides a quiet retreat for work or relaxation. The well-appointed kitchen, complete with a convenient in-built pantry, beckons culinary enthusiasts and the utility room, equipped with a W/C, ensures practicality. Ascend the stairs to discover four bedrooms, each boasting ample storage with in-built cupboards, and a three-piece bathroom featuring a corner bath. Outside, the property to the front is a lawn area, a driveway with gated access to the rear garden, and a separate driveway leading to the garage with an electric car charging point. The garage itself offers versatility with ample storage, lighting, and electric sockets, providing a secure space for vehicles and tools. The rear garden features a patio, shed, and lawn bordered by verdant plantings, creating a serene backdrop for outdoor enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception rooms
- Study
- Fitted Kitchen
- Ground Floor W/C & Utility Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

3'8" x 1'11" (1.14m x 0.60m)

The porch has exposed brick walls, tiled flooring, and double French doors opening out to the front garden.

Entrance Hall

12'0" x 8'8" (max) (3.66m x 2.65m (max))

The entrance hall has carpeted flooring, a radiator, an understairs cupboard, and a single door providing access into the accommodation.

W/C Utility

7'11" x 3'8" (2.43m x 1.14m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed flush W/C, a wall-mounted wash basin, a radiator, a worktop, space and plumbing for a washing machine, space for a tumble dryer, and wood-effect flooring.

Dining Room

13'3" x 11'9" (4.04m x 3.59m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and open access into the living room.

Living Room

22'2" x 11'1" (max) (6.78m x 3.38m (max))

The living room has carpeted flooring, coving to the ceiling, a TV point, a radiator, recessed spotlights, a lantern skylight, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Kitchen

12'9" x 11'9" (max) (3.89m x 3.60m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with mixer taps and integrated drainer grooves, an integrated oven, induction hob, glass splashback and an extractor fan, an integrated dishwasher, an integrated fridge freezer, recessed spotlights, a vertical radiator, an in-built pantry, tiled flooring, a UPVC double glazed window to the rear elevation, and a single door providing access to the rear garden.

Study

11'3" x 8'11" (3.45m x 2.74m)

The study has two UPVC double glazed window s to the rear and side elevation, a radiator, a fitted base unit, and original wood flooring.

FIRST FLOOR

Landing

8'7" x 7'4" (max) (2.63m x 2.26m (max))

The landing has a UPVC window to the side elevation, carpeted flooring, access into the loft via a drop down ladder with lighting, and access to the first floor accommodation.

Corridor

6'1" x 2'9" (1.86m x 0.86m)

The corridor has carpeted flooring.

Bedroom One

13'4" x 11'10" (max) (4.08m x 3.61m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two in-built cupboards, and carpeted flooring.

Bedroom Two

12'9" x 11'10" (max) (3.90m x 3.62m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, useful storage in the boarder loft, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

9'11" x 8'7" (max) (3.04m x 2.64m (max))

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

Bedroom Four

12'0" x 9'3" (max) (3.66m x 2.82m (max))

The fourth bedroom has two UPVC double glazed window to the rear and side elevations, a radiator, an in-built cupboard housing the boiler, and carpeted flooring.

Bathroom

8'8" x 5'4" (2.66m x 1.65m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a countertop wash basin, a corner bath with a wall-mounted shower attachment, a shaver socket, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway with gated access to the rear, a further driveway with access to the garage with an electric car charging point.

Garage

26'2" x 9'1" (max) (7.98m x 2.77m (max))

The garage has a window to the side elevation, a single door opening out to the rear garden, lighting and electric sockets, ample storage, and an up-and-over door providing access to the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a shed, courtesy lighting, steps up to a decking seating area, a lawn, planted borders, and a hedged boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

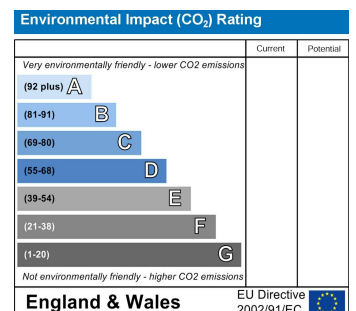
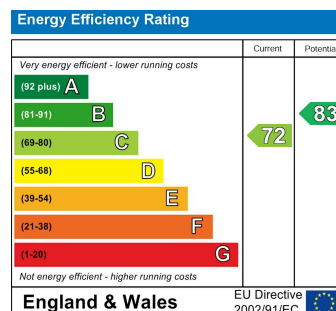
The vendor has advised the following:

Property Tenure is Freehold

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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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