

# HoldenCopley

PREPARE TO BE MOVED

Tunstall Road, Woodthorpe, Nottinghamshire NG5 4JZ

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Guide Price £310,000

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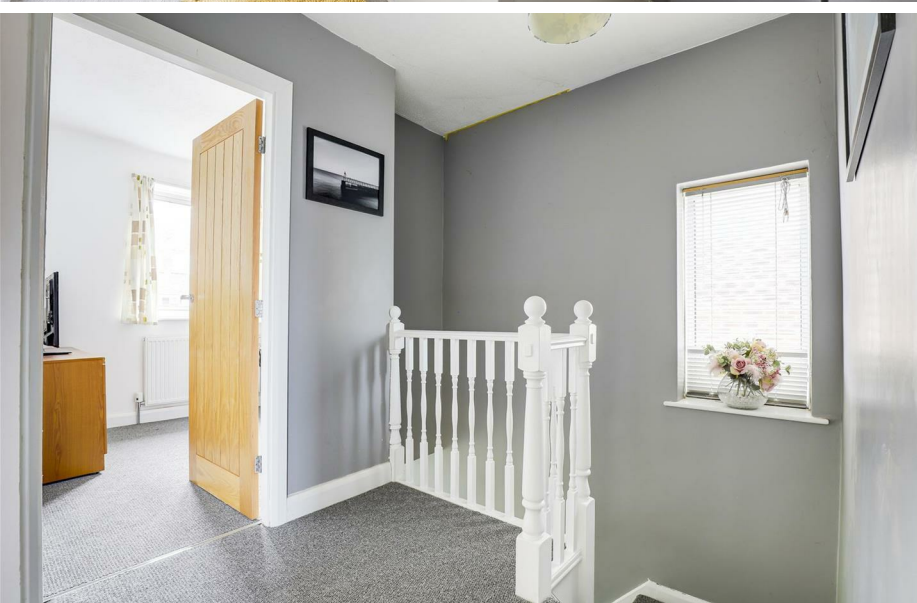
Guide Price - £310,000 - £330,000

## DETACHED HOUSE...

Nestled in the coveted locale of Woodthorpe, this detached residence offers a harmonious blend of comfort and convenience, making it an ideal haven for a growing family. Positioned within easy reach of Mapperley Top and Arnold High Street, with excellent bus connections and an array of local amenities, this home exudes an enviable lifestyle. Stepping through the entrance hall, one is greeted by a warm and inviting ambiance that flows seamlessly into the spacious living room, adorned with a bay window. The adjacent dining room offers an elegant setting for family gatherings, while the fitted kitchen provides ample space for culinary endeavors. A rear porch provides convenient access to the serene rear garden, perfect for al fresco dining or relaxation. The ground floor is completed by a convenient WC. Ascending to the first floor, discover two generously sized double bedrooms alongside a smaller bedroom, ideal as a child's room or study. A well-appointed two-piece bathroom and a separate WC cater to the family's needs. Outside, the property boasts a manicured front lawn with planted borders and a driveway leading to a garage with an up-and-over door. The south-facing rear garden provides a private sanctuary, featuring a patio area, a lawn, and established borders, all enclosed by fence panels.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Two W/C's
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'5" x 6'2" (4.10m x 1.90m)

The entrance hall has a UPVC double glazed window to the side elevation, wood-effect flooring, carpeted stairs, and a single door providing access into the accommodation.

### W/C

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and vinyl flooring.

### Living Room

13'7" x 13'3" (4.16m x 4.06m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, coving to the ceiling, and wood-effect flooring.

### Dining Room

10'10" x 11'10" (3.31m x 3.61m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

### Kitchen

8'10" x 8'8" (2.71m x 2.65m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated microwave, an integrated coffee machine, an integrated dishwasher, partially tiled walls, tiled flooring, a UPVC double glazed window to the rear elevation, and a single door opening out to the porch.

### Rear Porch

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

The rear porch has two UPVC double glazed windows to the side and rear elevation, an in-built cupboard, space for an under-counter fridge and freezer, wood-effect flooring, and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

5'8" x 6'6" (1.74m x 1.99m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the partially boarded loft via a pull-down-ladder with lighting, and access to the first floor accommodation.

### Master Bedroom

12'2" x 11'10" (3.73m x 3.62m)

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

### Bedroom Two

10'11" x 11'10" (3.33m x 3.63m)

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

### Bedroom Three

8'2" x 7'9" (2.49m x 2.36m)

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

### Bathroom

5'9" x 8'10" (1.76m x 2.70m)

The bathroom has a UPVC double glazed window to the rear elevation, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

## Front

To the front of the property is a small lawn with planted borders, and a driveway to a garage with an up-and-over door.

## Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, access to a storage space underneath the house, established planted borders, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or 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, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No (if not then put what it is made of)

Any Legal Restrictions – No

Other Material Issues – No

## 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.

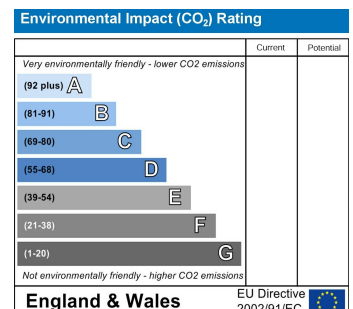
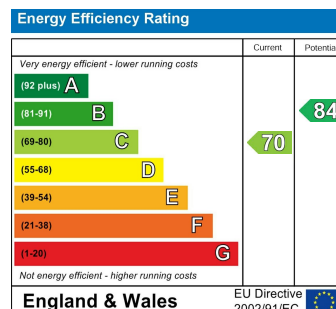
The vendor has advised the following:

Property Tenure is Freehold

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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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