

# HoldenCopley

PREPARE TO BE MOVED

Weaverthorpe Road, Woodthorpe, Nottinghamshire NG5 4NB

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**Guide Price £325,000**



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GUIDE PRICE £325,000 - £350,000

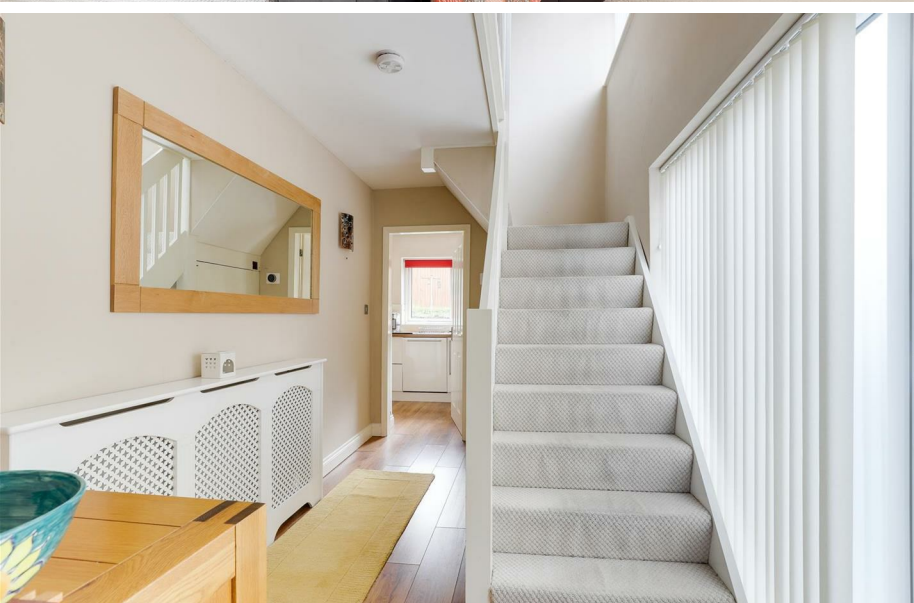
## DETACHED HOUSE...

Welcome to this detached house, situated in a popular location and within reach of bustling shops, esteemed schools, and excellent transport links, it presents an enticing opportunity for many prospective buyers. Beyond its entrance hall is the spacious living room seamlessly transitions into the dining room, offering a versatile area for entertaining or relaxing. A modern fitted kitchen, adorned with double French doors, beckons with the promise of culinary delights and spills effortlessly onto the rear garden, creating a seamless indoor-outdoor connection. Ascending to the first floor reveals three bedrooms and a three-piece bathroom suite, providing comfort and functionality in equal measure. Outside, to the front is lawn and a driveway leading to a garage, while the enclosed rear garden boasts a patio area, perfect for al fresco dining or quiet contemplation. Complete with courtesy lighting, a lawn, and gated access to the driveway.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Hallway

12'5" x 7'10" (3.80 x 2.40)

The hallway has a full-height UPVC double glazed window to the side elevation, wood-effect flooring, carpeted stairs, an under-stairs in-built cupboard, and a composite door providing access into the accommodation.

### Living Room

19'7" x 11'1" (5.97 x 3.38)

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

### Dining Room

11'10" x 9'9" (3.61 x 2.98)

The dining area has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Kitchen

19'7" x 6'5" (5.98 x 1.98)

The kitchen has a range of modern fitted base and wall units with a wooden worktop, a stainless steel sink with a swan neck mixer tap and drainer, a chimney breast alcove with space for a range cooker, an integrated dishwasher, recessed spotlights, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

8'7" x 5'3" (2.63 x 1.62)

The landing has a UPVC double glazed window to the side elevation, and carpeted flooring.

### Master Bedroom

14'11" x 10'10" (4.57 x 3.31)

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

### Bedroom Two

10'11" x 10'3" (3.33 x 3.14)

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

### Bedroom Three

12'0" x 8'5" (3.68 x 2.58)

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

### Bathroom

8'1" x 6'6" (2.47 x 1.99)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture with a shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property are steps with a lawn area, a driveway leading to a garage, and access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, courtesy lighting, a lawn, a fence panelled boundary, and gated access to the driveway.

## 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

speed220Mbps

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

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 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.

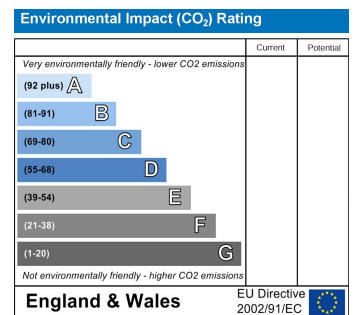
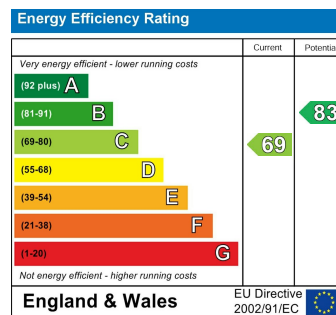
The vendor has advised the following:

Property Tenure is Freehold

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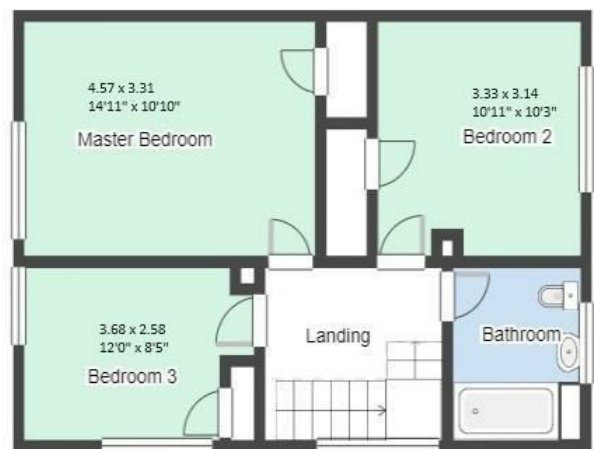
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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