

# HoldenCopley

PREPARE TO BE MOVED

Revesby Road, Woodthorpe, Nottinghamshire NG5 4LJ

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£425,000



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GUIDE PRICE.. £425,000 - £450,000

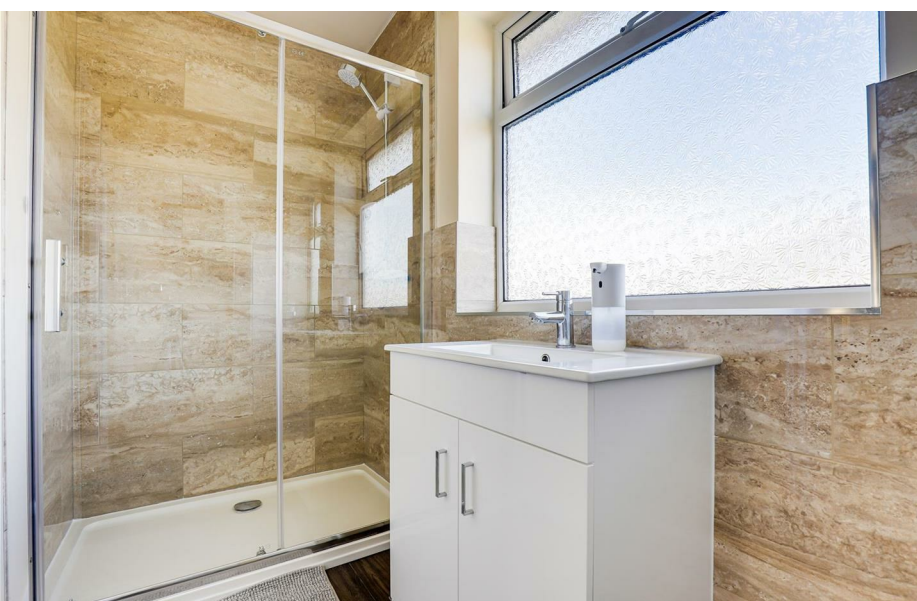
THE PERFECT-SIZED FAMILY HOME...

Perched in the sought-after, family-centric area of Woodthorpe, this five-bedroom detached house offers expansive living spaces spanning across two floors, ideal for accommodating the needs of a growing family. Conveniently located near the bustling High Streets of Mapperley and Arnold, as well as boasting excellent commuting links and prestigious school catchments such as Woodthorpe Infant School, Good Shepherd Primary Catholic Academy and Arno Vale Junior School. This residence promises the perfect blend of convenience and comfort. Stepping inside, an inviting entrance hall greets you, adorned with ample storage options for practicality. The ground floor unfolds to reveal a spacious living room seamlessly flowing into the dining area, creating a welcoming atmosphere for gatherings and relaxation. A charming conservatory bathed in natural light offers an additional space for leisure and entertainment, while a modern fitted kitchen caters to culinary enthusiasts. Adding versatility to the layout, a room on this level can be utilised as a fifth bedroom or a study, catering to the evolving needs of the homeowners. Ascending to the upper floor, discover four well-proportioned bedrooms serviced by a bathroom, ensuring comfort and privacy for all family members. The master bedroom benefits from an ensuite, providing a luxurious retreat, while an additional W/C adds convenience for busy mornings. Outside, a driveway offers parking space with access to the garage, providing storage for vehicles and belongings. The rear garden is a haven of tranquility, featuring an extensive, well-maintained lawn, perfect for outdoor activities and enjoying the fresh air.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Two Bathrooms & Additional W/C
- Private Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

12'7" x 4'3" (3.86m x 1.31m)

The entrance hall has carpeted flooring, a radiator, two in-built cupboards, and a single UPVC door providing access into the accommodation.

### Living Room

12'9" x 13'10" (3.89m x 4.24m)

The living room has a TV point, an exposed brick feature wall, a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and open access into the dining room.

### Dining Room

10'8" x 15'0" (3.26m x 4.58m)

The dining room has carpeted flooring, a radiator, and a sliding patio door into the conservatory.

### Conservatory

8'0" x 10'0" (2.45m x 3.07m)

The conservatory has wood-effect flooring, a polycarbonate roof, full-height UPVC double-glazed windows to the side and rear elevation, a single UPVC door, and a sliding patio door opening out to the rear garden.

### Kitchen

10'10" x 15'0" (3.31m x 4.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven, a five-ring gas hob with an extractor fan, space and plumbing for a washing machine, space for a tumble-dryer, space for an under-counter fridge and freezer, space for an additional fridge freezer, an in-built cupboard, tiled flooring, partially tiled walls, a radiator, UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

### Bedroom Five

8'11" x 11'1" (2.74m x 3.40m)

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

## FIRST FLOOR

### Landing

6'2" x 6'9" (1.89m x 2.07m)

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

### Master Bedroom

17'8" x 8'11" (5.39m x 2.74m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a range of fitted wardrobes with over the bed storage cupboards, a matching chest of drawers and bedside units, and access into the en-suite.

### En-Suite

8'11" x 4'3" (2.73m x 1.30m)

The en-suite has a vanity unit wash basin, a fitted illuminated mirror, a wall-mounted tower cabinet, a shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, partially tiled walls, an electrical shaving point, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

11'3" x 12'9" (3.44m x 3.91m)

The second bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, and coving to the ceiling.

### Bedroom Three

9'1" x 13'5" (2.77m x 4.09m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a fitted sliding mirrored door wardrobe.

### Bedroom Four

10'5" x 9'1" (3.18m x 2.77m)

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

### Bathroom

8'2" x 5'6" (2.50m x 1.68m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a fitted illuminated mirror, an electrical shaving point, a shower enclosure with a dual-rainfall shower, partially tiled walls, vinyl flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## W/C

5'6" x 2'8" (1.69m x 0.82m)

This space has a low level dual flush W/C, a chrome heated towel rail, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a range of plants and shrubs, a concrete pathway, a driveway, access into the garage, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, rockery, a range of mature trees, plants, and hedged borders.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available download speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

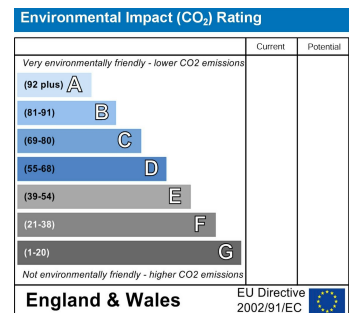
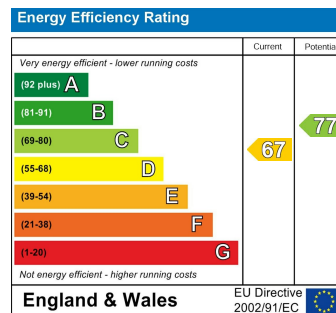
The vendor has advised the following:

Property Tenure is Freehold

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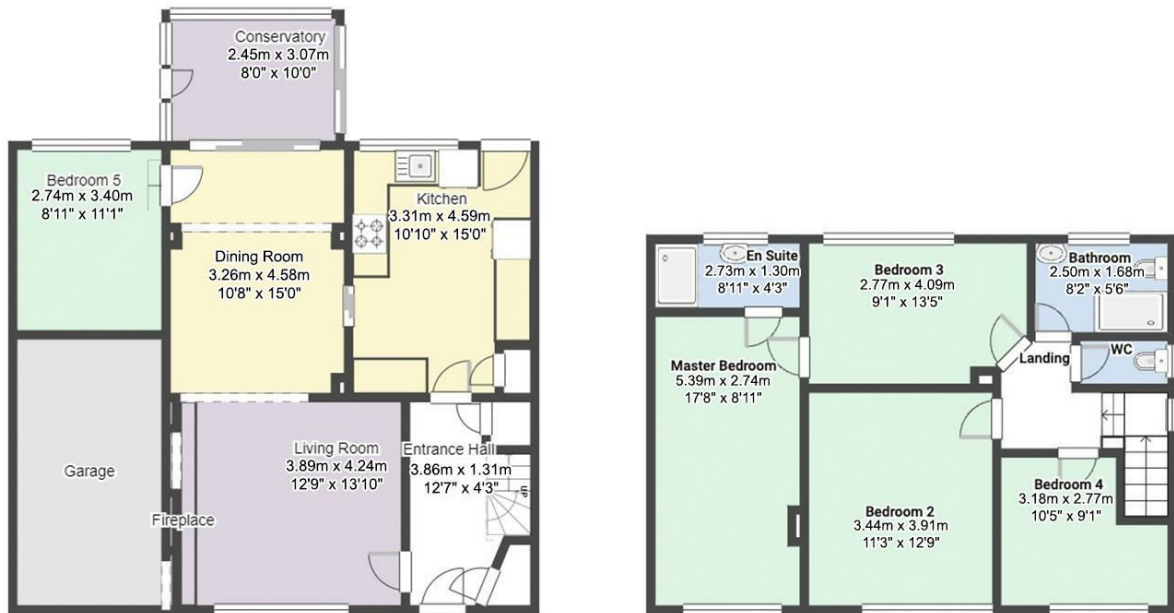
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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