

# HoldenCopley

PREPARE TO BE MOVED

Coningsby Road, Woodthorpe, Nottingham NG5 4LH

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Guide Price £700,000 - £725,000

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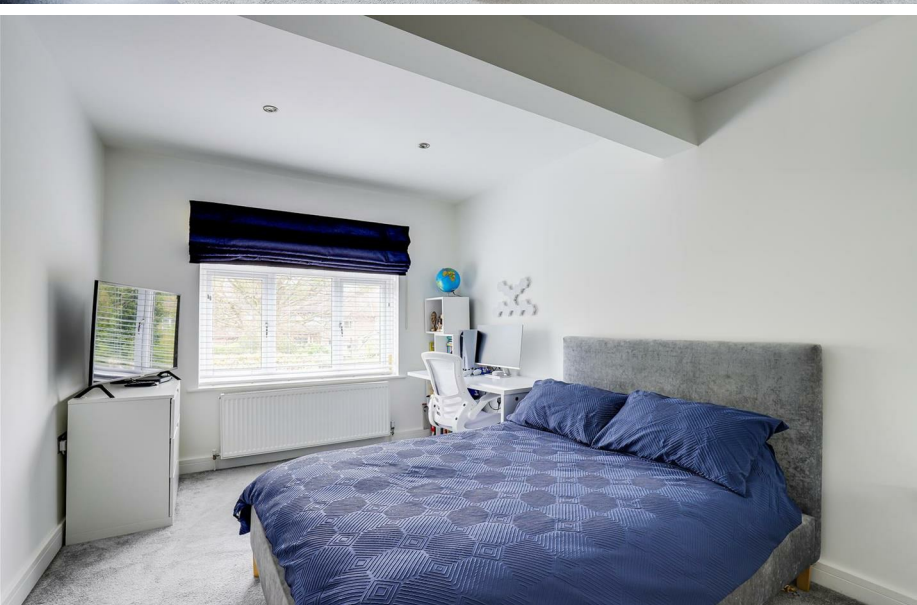
GUIDE PRICE £700,000 - £725,000

PREPARE TO BE IMPRESSED...

This stunning five-bedroom detached extended house is soon to hit the market, having undergone a comprehensive renovation. Situated in the highly desirable Woodthorpe area, it offers luxurious and spacious living, ideal for families. The property has been fully renovated throughout, featuring new rendering, a complete rewire, and a modern heating system throughout. The interior boasts a customised, high-spec theme, creating an inviting atmosphere. Upon entering, you're greeted by a grand hallway leading to a spacious living room, flooded with natural light from a bay window. The living room features an impressive media wall and French doors that open into the kitchen/diner. The kitchen showcases contemporary design with shaker style units and high-end integrated appliances. Bi-folding doors connect the dining area to the rear garden, enhancing the indoor-outdoor flow. Additionally, the ground floor offers a separate study area, utility room, and convenient downstairs WC. The integral garage provides storage space or parking. Upstairs, a landing provides access to five generously sized bedrooms. The master bedroom boasts a walk-in dressing room and a luxurious en-suite bathroom. A separate modern four-piece bathroom serves the other bedrooms. Outside, the property features a large paved driveway with ample parking and access to the garage. The front garden is adorned with decorative shrubs. The rear garden is a private oasis, with a large lawn, raised seating area, astro turfed section, and access to an outbuilding. It's perfect for Summer gatherings and entertaining. This property truly needs to be seen to be fully appreciated, offering a combination of modern luxury, spacious accommodation, and a sought-after location close to schools, shops, and transport links into the City Centre.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Open Plan Modern Fitted Kitchen/Diner
- Spacious Living Room With Media Wall
- Modern Four Piece Bathroom Suite & En-Suite To Master
- Utility Room/Study & Downstairs WC
- Large Enclosed Landscaped Rear Garden
- Driveway & Internal Garage
- Desirable Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

29'9" x 9'9" (9.08m x 2.99m)

The entrance hall has tiled flooring and carpeted flooring, recessed ceiling spotlights, radiator, UPVC double glazed window to the side elevation and a single composite door providing access into the accommodation

#### Living Room

30'4" x 12'3" (9.27m x 3.74m)

The living room has carpeted flooring, media wall with recessed alcoves with LED lighting, TV inset, with space for a featured electric fire, internal French doors leading to the kitchen/diner, two radiators and a UPVC double glazed bay window

#### Kitchen/Diner

22'10" x 16'3" (6.96m x 4.96m)

The kitchen area has Porcelanosa tiled flooring with underfloor heating, recessed ceiling spotlights, a range of fitted wall and base shaker style units with fitted silestone worksurfaces, breakfast bar, two integrated ovens and separate heating tray with separate electric hobs, integrated microwave, integrated dishwasher, space for a double American style fridge/freezer, undermount sink and a half with mixer taps, UPVC double glazed window to the rear elevation and a UPVC double glazed Velux window

The dining area has Porcelanosa tiled flooring with underfloor heating, recessed ceiling spotlights, vertical radiator, space for a dining table and chairs, UPVC double glazed Velux window and UPVC double glazed bi-folding doors providing access to the rear garden

#### Study

16'5" x 7'9" (5.02m x 2.38m)

The study has carpeted flooring, recessed ceiling spotlights, space for an inset electric fire and TV, radiator, UPVC double glazed window to the rear elevation and a UPVC double glazed Velux window

#### WC

4'10" x 4'0" (1.49m x 1.23m)

This area has tiled flooring, partially tiled walls, recessed ceiling spotlight, vanity washbasin with mixer taps, low level dual flush WC, chrome towel rail and UPVC double glazed obscure window to the side elevation

#### Utility Room

8'10" x 5'1" (2.71m x 1.56m)

The utility has tiled flooring with a range of fitted wall and base units with fitted silestone worksurfaces, recessed ceiling spotlights, ceramic sink with a drainer and mixer taps, space and plumbing for a washing machine and dryer, radiator and UPVC double glazed obscure window to the side elevation

### FIRST FLOOR

#### Landing

2'10" x 14'1" (0.87m x 4.30m)

The landing has carpeted flooring, recessed ceiling spotlights, smoke alarm, loft hatch and provides access to the first floor accommodation

#### Corridor

3'3" x 12'3" (1.00m x 3.74m)

The corridor has carpeted flooring, recessed ceiling spotlights, smoke alarm and radiator

#### Master Bedroom

11'6" x 14'9" (3.51m x 4.52m)

The main bedroom has carpeted flooring, recessed ceiling spotlights, access to a walk-in dressing room, radiator, provides access to the en-suite and a UPVC double glazed window to the front elevation

#### En Suite

6'3" x 8'3" (1.92m x 2.54m)

The en-suite has tiled flooring and tiled walls with under-floor heating, recessed ceiling spotlights, wall mounted chrome towel rail, extractor fan, vanity washbasin with mixer taps, low level wall mounted dual flush WC, double walk in shower enclosure with a recessed shelf, wall mounted mains-fed waterfall shower and a UPVC double glazed obscure window to the rear elevation

#### Dressing Room

7'5" x 8'0" (2.28m x 2.44m)

The dressing room has carpeted flooring, recessed ceiling spotlights and a range of fitted wardrobes

#### Bedroom Two

12'4" x 13'10" (3.77m x 4.23m)

The second bedroom has carpeted flooring, recessed ceiling spotlights, carpeted flooring, radiator and a UPVC double glazed bay window to the front elevation

#### Bedroom Three

15'2" x 9'10" (4.64m x 3.02m)

The third bedroom has carpeted flooring, recessed ceiling spotlights, radiator and a UPVC double glazed window to the rear elevation

#### Bedroom Four

8'9" x 9'2" (2.68m x 2.80m)

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

#### Bathroom

7'9" x 6'2" (2.38m x 1.90m)

The bathroom has tiled flooring with underfloor heating, fully tiled walls, recessed ceiling spotlights, low level dual flush WC, vanity washbasin with mixer taps, panelled bath with mixer taps and a recessed shelf, chrome towel rail, shower enclosure with a wall mounted waterfall mains-fed shower and separate shower over and two UPVC double glazed obscure windows to the side elevation

#### Bedroom Five

15'6" x 7'7" (4.73m x 2.32m)

The fifth bedroom has carpeted flooring, recessed ceiling spotlights, radiator and UPVC double glazed window to the front elevation

### OUTSIDE

#### FRONT

To the front is a paved driveway providing ample off street parking with access to the garage and a shrub surround

#### REAR

To the rear is a large enclosed landscaped garden with a lawn, raised paved seating area, Astor-turfed area with access to an outbuilding with a range of decorative plants and shrubs and a fence surround

### DISCLAIMER

Disclaimer: The vendor has informed us that the rear/side extension has been signed off by building control. We are currently awaiting the documents. To confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

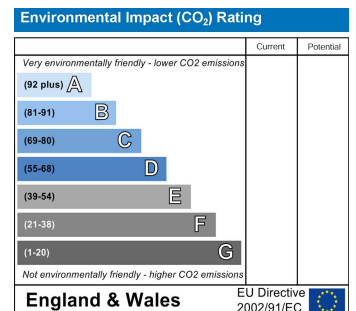
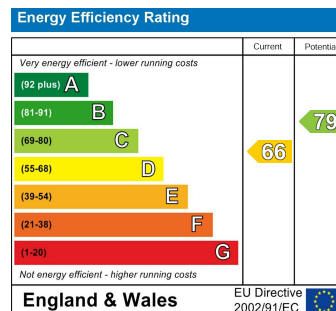
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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