

# HoldenCopley

PREPARE TO BE MOVED

Grange Road, Woodthorpe, Nottinghamshire NG5 4FU

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Guide Price £600,000 - £625,000



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ROOM FOR THE WHOLE FAMILY...

This substantial detached house boasts expansive accommodations both indoors and out, blending modern updates with charming original features. The property showcases stunning stained-glass windows, characterful feature fireplaces, and a variety of flooring styles combined with a newly fitted kitchen and many other improvements, enhancing the home's contemporary appeal. Situated in the highly sought-after Woodthorpe area, the house is just a stone's throw from Woodthorpe Grange Park and close to a range of local amenities, including excellent commuting links, reputable schools, local shops, the City Hospital, and convenient access to the City Centre. The ground floor features an inviting entrance porch and hall, two reception rooms, an extensive open-plan kitchen with access to a large dry cellar, a separate utility room, a side porch/boot room, and a convenient W/C. Upstairs, four double bedrooms are serviced by two modern bathroom suites, one of which includes a luxurious feature bath. The exterior is equally impressive, with a gated driveway leading to a large single garage at the front, a low maintenance courtyard to the side and the rear offers a private, westerly-facing garden, complete with a raised decked seating area, steps down to a lush lawn with mature trees, and a charming summer house. This home is perfect for those seeking spacious and stylish living in a prime location.

MUST BE VIEWED







- Substantial Detached House
- Four Bedrooms
- Two Reception Rooms
- Newly Fitted Breakfast Kitchen
- Utility & W/C
- Two Modern Bathroom Suites
- Gated Driveway With Large Single Garage
- Mature Garden Featuring Raised Decked Area & Summer House
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Porch

3'11" x 8'3" (1.21m x 2.54m)

The entrance porch has natural slate tiled flooring, a radiator, a picture rail, a decorative ceiling arch, a wood-framed stained glass circular window to the front elevation, and a single wooden with stained-glass inserts providing access into the accommodation.

### Hall

16'0" x 8'10" (max) (4.9 x 2.7 (max))

The inner hall has natural slate tiled flooring, a wooden staircase with carpeted stairs, wood-framed stained glass windows to the front elevation, a picture rail, and coving to the ceiling.

### Kitchen

12'0" (max) x 22'2" (max) (3.66m (max) x 6.78m (max))

The kitchen has a range of fitted gloss base and wall units with Corian worktops and a feature breakfast bar, an undermount stainless steel sink and a half with a swan neck mixer tap and draining grooves, an integrated double oven, an induction hob and extractor fan, an integrated wine fridge, an integrated dishwasher, Karndean flooring, recessed spotlights, two radiators, a plate rack, two UPVC wood effect double-glazed windows with fitted blinds to the side elevation, and a further UPVC wood effect double-glazed window to the front elevation.

### Utility Room

5'6" x 9'0" (1.68m x 2.76m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, and a wood-framed double-glazed window to the front elevation.

### Side Porch

10'4" x 5'1" (3.16m x 1.55m)

The side porch has tiled flooring, a UPVC wood effect double-glazed window to the side elevation, and a single door providing side access.

### W/C

6'7" x 4'8" (2.02m x 1.43m)

This space has a low level dual flush W/C, a wash basin with a fitted cupboard underneath, tiled flooring, tiled splashback, a heated towel rail, recessed spotlights, and an extractor fan.

### Living Room

12'11" x 20'2" (3.94m x 6.15m)

The living room has painted floorboards, a TV point, coving to the ceiling, a picture rail, two radiators, a feature fireplace with a decorative surround, a wood-framed stained-glass window to the rear elevation, wood-framed double-glazed windows to the side elevation, and double wooden doors with glass inserts providing access to the garden.

### Dining Room

12'5" x 18'1" (3.81m x 5.52m)

The dining room has a wood-framed double-glazed bay window and two long wood framed double glazed windows overlooking the garden with a bespoke fitted shutters to the front elevation, coving to the ceiling, a feature fireplace with a decorative surround, a picture rail, and two radiators.

## FIRST FLOOR

### Landing

7'2" x 8'10" (2.20m x 2.70m)

The landing has carpeted flooring, a picture rail, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

15'0" x 12'11" (4.59m x 3.96m)

The main bedroom has a UPVC wood effect double-glazed bay window to the side elevation, carpeted flooring, a radiator, a picture rail, and an original open fireplace with a tiled hearth.

### Bedroom Two

15'0" x 12'6" (4.59m x 3.83m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail, and fitted sliding door wardrobes.

### Bedroom Three

11'11" x 13'0" (3.65m x 3.97m)

The third bedroom has a UPVC double-glazed window to the side elevation, laminate flooring, a picture rail, and a radiator.

### Bedroom Four

11'2" x 7'10" (3.42m x 2.40m)

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

### Bathroom One

8'9" x 8'9" (2.69m x 2.69m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a double walk-in shower enclosure with a mains-fed shower, an in-built double door airing cupboard, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the rear elevation.

### Bathroom Two

8'11" x 8'10" (2.72m x 2.70m)

The second bathroom has a low level dual flush W/C, a countertop wash basin, a freestanding oval-shaped bath with a floor standing mixer tap and handheld shower, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, Karndean flooring, partially tiled walls, a chrome heated towel rail, an original open fireplace with a tiled hearth, recessed spotlights, an extractor fan, coving to the ceiling, and dual-aspect UPVC double-glazed windows.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with double gated access, a large single garage and an electric charging point, courtesy lighting, a range of mature trees, plants and shrubs, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed westerly-facing garden with a raised decked seating area, a lawn, a range of mature trees, plants and shrubs, and access into the summer house.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Very low risk of surface water flooding

Very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues –

A damp patch in the main bedroom and hallway has been addressed, with a plasterer scheduled to re-plaster the affected areas by the end of June 2024.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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:

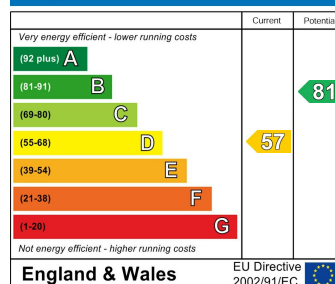
Property Tenure is Freehold

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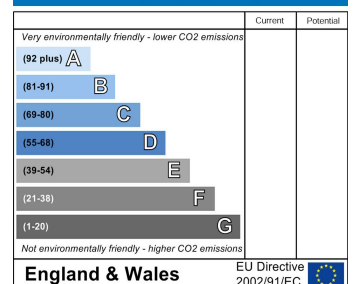
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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.

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### Energy Efficiency Rating



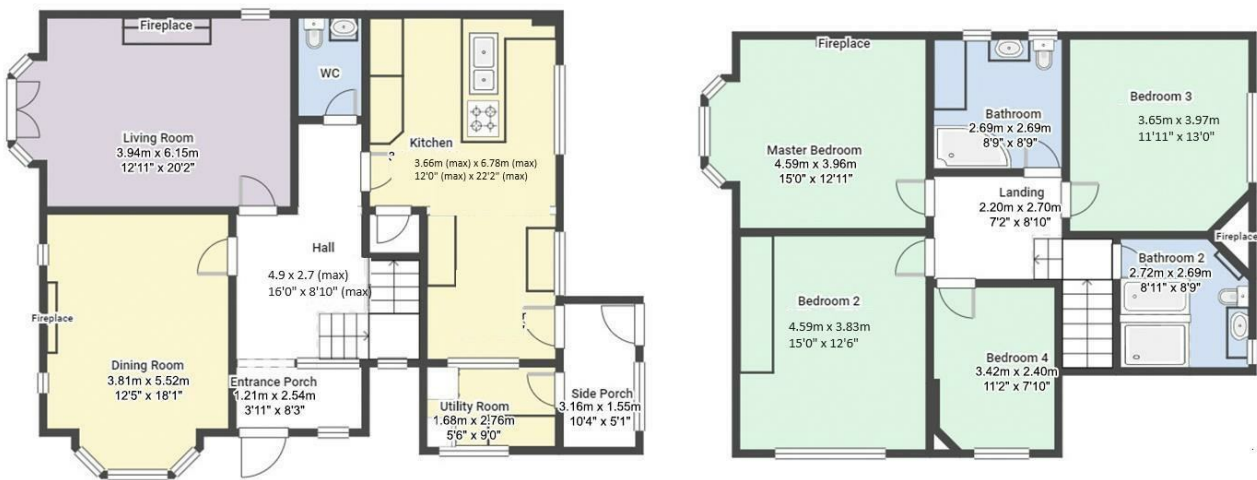
### Environmental Impact (CO<sub>2</sub>) Rating





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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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