

HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Woodthorpe, Nottingham NG5 4GP

Guide Price £300,000 - £375,000

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GUIDE PRICE £300,000 - £350,000

PERFECT FAMILY HOME...

This beautifully presented three-bedroom detached house in Woodthorpe offers a modern and inviting living space, ideal for families. Situated in a sought-after location, it provides easy access to shops, schools, and transport links to Mapperley Top & Nottingham City Centre. Internally, the property features a welcoming entrance hall leading to a spacious living room with a bay window, creating a bright and airy atmosphere. There's also a separate dining room, perfect for family meals or entertaining guests. The modern fitted kitchen is equipped with high-spec integrated appliances and offers space for additional freestanding appliances. Upstairs, there are three generously sized bedrooms serviced by a contemporary three-piece bathroom suite. Additionally, the basement provides access to a cellar for extra storage space. Outside, the front of the property boasts a gravelled driveway providing ample off-street parking, surrounded by a wall for privacy. The rear garden is enclosed, offering access to a detached garage and steps leading to the accommodation, making it perfect for enjoying the Summer months. Overall, this property combines modern neutral decor with practical living spaces, making it an ideal home for any family seeking comfort and convenience in a desirable location.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Three Piece Bathroom Suite
- Driveway Providing Off Street Parking
- Rear Garden With Garage Access
- Sought After Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

14'8" x 6'10" (4.48m x 2.09m)

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

Living Room

13'3" x 11'5" (4.06m x 3.49m)

The living room has wood effect flooring, radiator and a UPVC double glazed bay window to the front elevation

Dining Room

10'5" x 12'3" (3.19m x 3.74m)

The dining room has wood effect flooring, radiator, chimney breast and UPVC double glazed sliding door providing access to the rear garden

Kitchen

7'11" x 9'0" (2.42m x 2.76m)

The kitchen has wood effect laminate flooring, a range of fitted wall and base units with fitted worksurfaces, integrated oven with electric hobs, splashback and over hood extractor fan, wall mounted boiler, stainless steel sink and a half with a drainer and mixer taps, integrated fridge/freezer, space for a washing machine, radiator and a UPVC double glazed window to the rear elevation

BASEMENT

Cellar

The cellar has courtesy lighting

FIRST FLOOR

Landing

8'1" x 11'8" (2.47m x 3.58m)

The landing has carpeted flooring, smoke alarm, loft hatch, UPVC double glazed obscure stain glass window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11'6" x 13'5" (3.51m x 4.09m)

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

Bedroom Two

10'6" x 12'3" (3.22m x 3.74m)

The second bedroom has carpeted flooring, chimney breast, radiator and UPVC double glazed window to the rear elevation

Bedroom Three

6'11" x 6'2" (2.11m x 1.88m)

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

Bathroom

8'1" x 5'8" (2.48m x 1.73m)

The bathroom has wood effect flooring, partially tiled walls, vanity washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps, wall mounted mains fed shower and a shower screen, radiator, extractor fan and UPVC double glazed obscure window to the rear elevation

OUTSIDE

FRONT

To the front is a gravelled driveway providing ample off street parking

REAR

To the rear is an enclosed garden with access to the garage and steps leading to the accommodation with a wall and fence surround

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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:

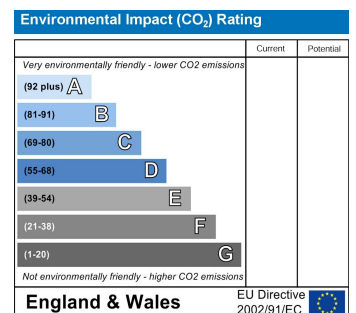
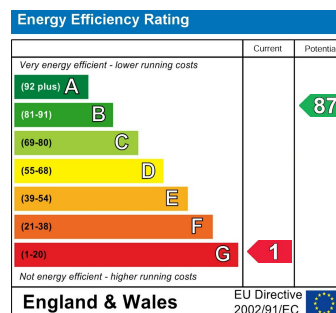
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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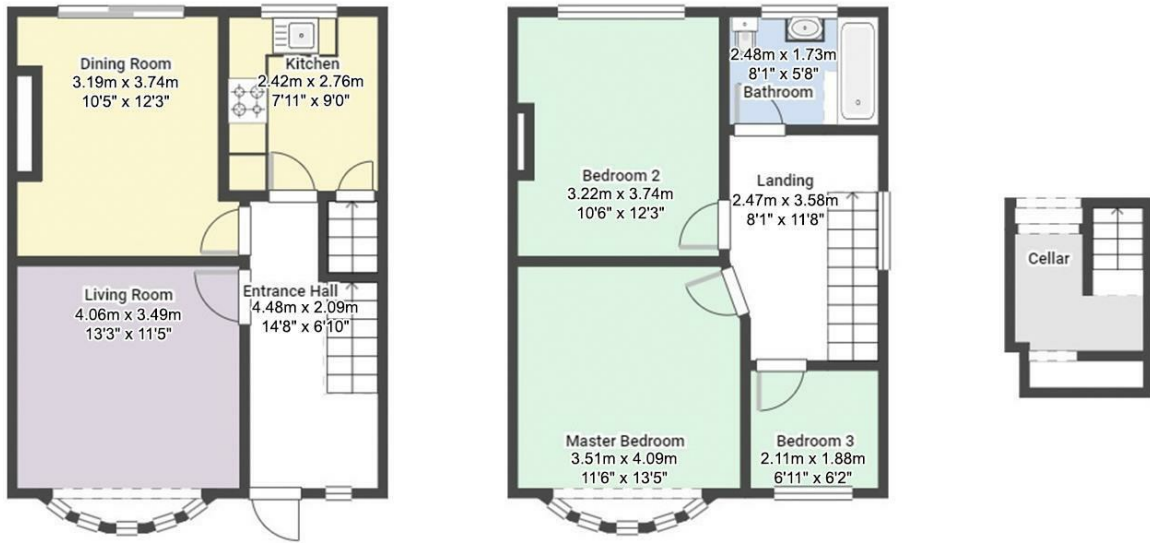
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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