

# HoldenCopley

PREPARE TO BE MOVED

Knighton Road, Woodthorpe, Nottinghamshire NG5 4FL

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Guide Price £500,000 - £550,000



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## BURSTING WITH CHARACTER...

Nestled in the highly coveted Woodthorpe location, this remarkable four-bedroom detached house is a true gem, offering a harmonious blend of timeless charm and modern comfort. Located within easy reach of Arnold, Sherwood, and Mapperley amenities, this property exudes character from the moment you step through its inviting entrance. You'll be captivated by the enchanting encapsulated stained-glass windows and elegant ceiling roses, which are just a glimpse of the property's period features. Spanning generously across the floor plan, this home welcomes you with open arms, making it an ideal choice for a growing family. The ground floor encompasses a porch and an entrance hall leading to two spacious reception rooms, a bright and airy conservatory, and a well-appointed fitted kitchen with access to a convenient passageway/lean-to. Additional features on this level include a practical store room, a utility room, and a garage, ensuring that all your practical needs are met. Venture upstairs, and you'll discover three generously sized double bedrooms, each thoughtfully equipped with ample inbuilt storage. A single bedroom offers versatility, whether for a child's room or a home office. The family bathroom features a tasteful three-piece suite, while a separate W/C adds convenience to the layout along with an en-suite to the master, providing a luxurious escape within the confines of your own home. Outside, the property delights with its well-maintained front garden and a driveway offering off-road parking for multiple vehicles. The rear garden is a tranquil oasis, with a charming patio area for al fresco dining, a vast and verdant lawn for family gatherings, and a delightful array of plants and trees creating a picturesque backdrop. This house is more than just a dwelling; it's a true haven where lasting memories are made. Don't miss the opportunity to make this enchanting property your forever home.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen With Separate Utility
- Two Bathrooms & A Separate W/C
- Well-Maintained Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has tiled flooring, UPVC double-glazed windows and double UPVC doors providing access into the accommodation

### Entrance Hall

15'4" x 9'5" (4.69m x 2.89m)

The entrance hall has tiled flooring, a radiator, carpeted stairs, an in-built under-stair cupboard and a wooden door with a stained glass insert via the porch

### Cloak Room

The cloak room has tiled flooring, a UPVC double-glazed stained-glass window to the front elevation and a fitted meter cupboard

### Dining Room

13'3" into bay x 11'11" (4.04m into bay x 3.64m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a ceiling rose and a radiator

### Living Room

19'2" x 11'5" (5.85m x 3.49m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative exposed brick surround, a radiator, a TV point and a sliding patio door opening into the conservatory

### Conservatory

11'2" x 9'4" (3.41m x 2.87m)

The conservatory has vinyl flooring, a polycarbonate ceiling with a ceiling fan light, full height UPVC double-glazed windows to the side and rear elevation and double French doors opening out to the rear garden

### Kitchen

15'7" x 9'11" (4.76m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap, an integrated dishwasher, an integrated oven, a four-ring gas hob with an extractor fan, an integrated fridge freezer, tiled splashback, coving to the ceiling, a radiator, a UPVC door into the passageway and a sliding patio door opening out to the rear garden

### Passage / Lean-To

This space has a half-vaulted polycarbonate ceiling, access into store room and a single door to both the front and rear gardens

### Utility Room

12'1" x 8'5" (3.69m x 2.59m)

The utility room has fitted base and wall units, space for a range of appliances including a washing machine, a stainless steel sink and a UPVC double-glazed window to the rear elevation

### Store Room

4'11" x 3'5" (1.51m x 1.06m)

This space has a window to the rear elevation

### Garage

16'3" x 8'5" (4.96m x 2.57m)

The garage has a roller shutter door opening out onto the front driveway

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed stained-glass windows to the side elevation, carpeted flooring, access to the loft and provides access to the first floor accommodation

### Bedroom One

12'6" x 11'5" (3.83m x 3.50m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes and access into the en-suite

### En-Suite

6'5" x 3'4" (1.96m x 1.03m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a bi-folding shower screen and a mains-fed shower, fully tiled walls, tiled flooring and recessed spotlights

### Bedroom Two

13'11" x 11'11" (4.25m x 3.65m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, a range of fitted furniture including wardrobes, over-the-bed storage cupboards and a wash basin

### Bedroom Three

10'0" x 9'7" (3.05m x 2.93m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, a ceiling rose and a range of fitted furniture including wardrobes and a dressing table

### Bedroom Four

9'5" x 5'10" (2.89m x 1.78m)

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

### Bathroom

7'9" x 6'3" (2.37m x 1.92m)

The bathroom has a vanity unit wash basin with fitted storage, a bath with a handheld shower head and tiled surround, a shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the side elevation

### W/C

7'3" x 2'9" (2.22m x 0.86m)

This space has a low level flush W/C, a wash basin, tiled flooring, partially tiled walls, coving to the ceiling and a UPVC double-glazed stained-glass window to the side elevation

## OUTSIDE

### Front

To the front of the property is an enclosed block-paved driveway providing off-road parking for multiple cars and access into the garage

### Rear

To the rear of the property is a private enclosed garden with a lawn, a range of mature trees, plants and shrubs, a greenhouse, paved patio areas, a timber-built summer house and fence panelling

## 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 Speed 220Mbps

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 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.

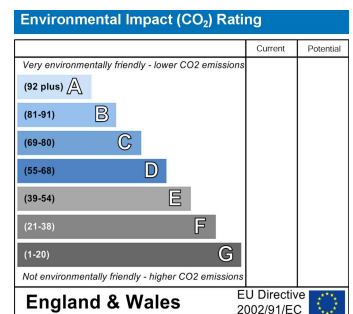
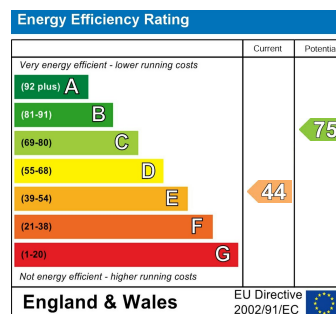
The vendor has advised the following:

Property Tenure is Freehold

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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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