

# HoldenCopley

PREPARE TO BE MOVED

Longridge Road, Woodthorpe, Nottinghamshire NG5 4LX

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£425,000

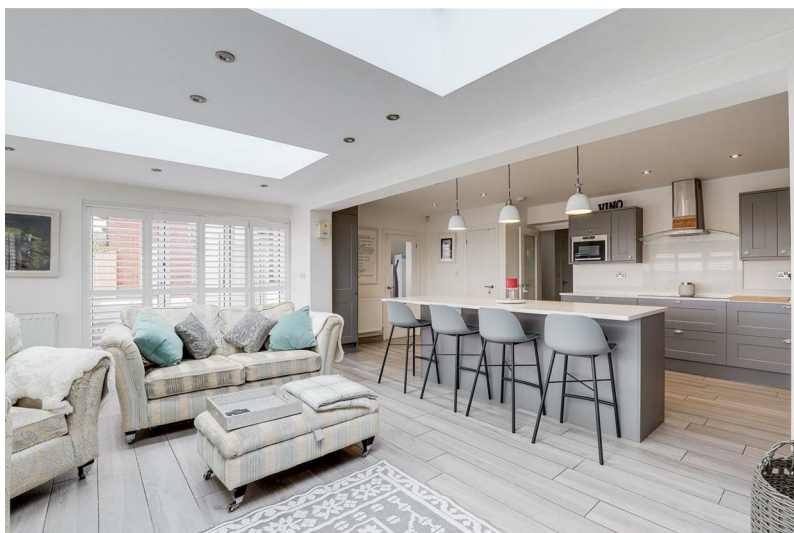
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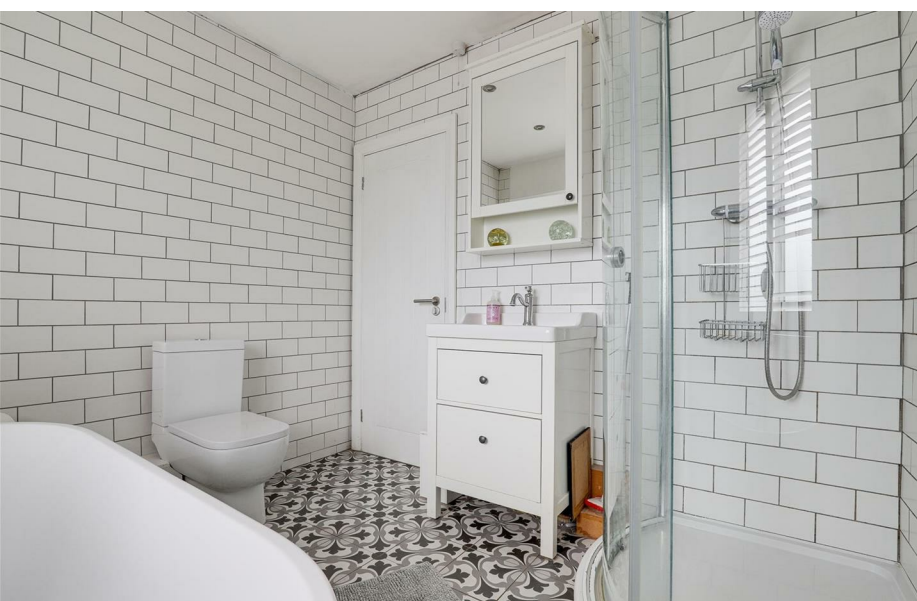


## DETACHED FAMILY HOUSE...

Welcome to this stunning detached house located in a sought-after area, just a short distance from the beautiful Woodthorpe Grange Park. Ideally situated close to local shops, schools, and a variety of amenities, this well-presented home offers excellent transport links via the A60 to Nottingham City Centre and surrounding areas, making it perfect for a growing family. Upon entering, you are greeted by a welcoming porch and a hallway that provides access to the ground floor W/C. The living room features a charming square bay window, flooding the space with natural light. The modern fitted kitchen with a central island and breakfast bar seamlessly flows into the sitting room, which boasts bi-folding doors that open out to the rear garden, creating a perfect space for indoor-outdoor living. Additionally, the ground floor includes a practical utility room with access to both the front and rear elevations and leads to a versatile fourth bedroom. This bedroom features double French doors opening to the rear garden and a stylish three-piece en-suite bathroom. The first floor offers three further well-appointed bedrooms, with the main bedroom enjoying its own en-suite bathroom. A four-piece family bathroom suite completes this level, ensuring ample space and comfort for the entire family. Outside, the property benefits from a block-paved driveway providing ample parking for several vehicles and access to the rear garden. The enclosed rear garden is a true retreat, offering lovely views, a patio area with courtesy lighting, a retractable awning, and steps leading down to a lawn with beautifully planted borders. The garden is enclosed with fence panelled boundaries, providing privacy and a perfect setting for family gatherings or relaxation. This exceptional home combines modern living with a prime location, making it an ideal choice for those seeking a harmonious blend of convenience and comfort.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Two En-Suites
- Four Piece Bathroom Suite & Ground Floor W/C
- Driveway For Several Vehicles
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

7'7" x 10'11" (2.32m x 3.34m)

The porch has tiled flooring, recessed spotlights, UPVC double glazed windows, and a UPVC door opening out to the driveway.

### Hall

The hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### W/C

3'6" x 6'10" (1.07m x 2.10m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, an in-built cupboard, an extractor fan, floor-to-ceiling tiling, and wood-effect flooring.

### Living Room

11'4" x 18'6" (3.46m x 5.64m)

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

### Kitchen

8'7" x 24'11" (2.64m x 7.61m)

The kitchen has a range of fitted base and wall units with worktops, a central island breakfast bar, a double Belfast sink with a swan neck mixer tap, an integrated oven, an integrated combination oven, an integrated microwave, a ceramic hob and extractor fan, space and plumbing for a dishwasher, space for an American fridge freezer, an in-built cupboard, recessed spotlights, wood-effect flooring, and open access into the sitting room.

### Sitting Room

12'0" x 21'1" (3.66m x 6.43m)

The sitting room has UPVC double glazed window with fitted shutters to the rear elevation, a TV point, a log burner, a radiator, two lantern skylights, wood-effect flooring, and bi-folding doors with fitted shutters opening out to the rear garden.

### Utility

6'8" x 19'1" (2.04m x 5.83m)

The utility room has a UPVC double glazed window to the rear elevation, a worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a radiator, a single door providing access to the front elevation, and a UPVC door opening out to the rear garden.

### Bedroom Four

8'8" x 17'8" (2.65m x 5.41m)

The fourth bedroom has carpeted flooring, a radiator, double French doors opening out to the rear garden, and access into the en-suite.

### En-Suite

4'4" x 8'0" (1.34m x 2.46m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, an extractor fan, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## FIRST FLOOR

### Landing

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

### Bedroom One

11'5" x 12'0" (3.49m x 3.68m)

The first bedroom has a UPVC double glazed window and French doors with fitted shutters opening to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

4'4" x 8'5" (1.34m x 2.59m)

The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

11'5" x 13'4" (3.49m x 4.07m)

The second bedroom has a UPVC double glazed window with fitted shutters to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

8'6" x 8'7" (2.60m x 2.62m)

The second bedroom has a UPVC double glazed window with fitted shutters to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

8'2" x 8'7" (2.51m x 2.64m)

The bathroom has a UPVC double glazed obscure window with fitted shutters to the front elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a

freestanding mixer tap and a handheld shower head, a shower enclosure with a wall-mounted shower, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway for several vehicles, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with lovely views, a patio area with courtesy lighting, a retractable awning, steps down to a lawn, planted borders, and fence panelled boundary.

## 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, 4G - Some coverage of 3G & 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

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just 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 D

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.

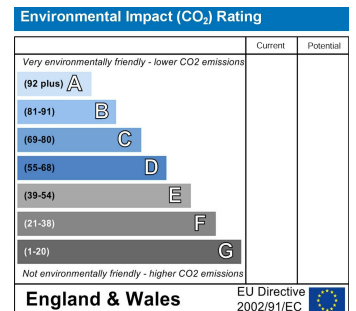
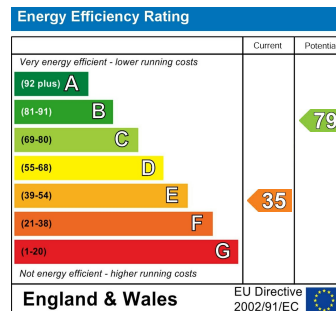
The vendor has advised the following:

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.



# Longridge Road, Woodthorpe, Nottinghamshire NG5 4LX

HoldenCopley



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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