

HoldenCopley

PREPARE TO BE MOVED

Whitby Crescent, Woodthorpe, Nottinghamshire NG5 4LZ

Guide Price £300,000

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GUIDE PRICE: £300,000 - £325,000

NO UPWARD CHAIN...

Discover this spacious four-bedroom detached house, with plenty of potential and offered with no upward chain. Situated on a corner plot in a popular location, this property is close to a range of local amenities including shops, eateries, schools, and excellent commuting links. Upon entering, you are greeted by generous accommodation featuring four reception rooms, offering ample space for relaxation, dining, and entertaining. The fitted kitchen is perfect for all your daily needs. Conveniently located on the ground floor is a double bedroom complete with an en-suite bathroom. The upper level comprises two additional double bedrooms, a single bedroom, and a family bathroom. Externally, the property includes a driveway at the front, providing off-road parking and access to the garage. The front garden features a well-maintained lawn and a variety of established plants and shrubs, enhancing the property's kerb appeal. To the rear, you will find an enclosed private garden with a lawn, and a diverse range of plants and shrubs, offering a peaceful outdoor space.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Four Reception Room
- Fitted Kitchen
- Bathroom & Ground Floor En-Suite
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'0" x 9'5" (3.06m x 2.89m)

The entrance hall has carpeted flooring, two radiators, ceiling coving, obscure windows to the front elevation and a single door providing access into the accommodation.

Family Room

10'8" x 12'4" (3.27m x 3.76m)

The family room has carpeted flooring, a radiator, ceiling coving, a feature fireplace with a decorative surround, open access to the snug and living room and a UPVC double-glazed window to the side elevation.

Living Room

7'1" x 17'9" (2.16m x 5.42m)

The living room has carpeted flooring, a radiator, ceiling coving, open access to the snug, a window to the rear elevation and a single door providing access to the rear garden.

Snug

12'4" x 7'7" (3.76m x 2.33m)

The snug has carpeted flooring, a radiator and an obscure window.

Kitchen

12'0" x 14'11" (3.68m x 4.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & hob, partially tiled walls, wood-effect flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Dining Room

9'9" x 14'7" (2.99m x 4.46m)

The dining room has carpeted flooring, a radiator, ceiling coving and two windows to the side and front elevations.

Bedroom Four

15'9" x 12'8" (max) (4.81m x 3.88m (max))

The fourth bedroom has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the en-suite and a window to the side elevation.

En-Suite

8'5" x 5'1" (2.57m x 1.55m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, ceiling coving, vinyl flooring and a obscure window to the side elevation.

FIRST FLOOR

Landing

7'5" x 3'0" (2.27m x 0.93m)

The landing has carpeted flooring, ceiling coving, an obscure window to the side elevation, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

12'4" x 11'3" (3.78m x 3.43m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8'7" x 12'9" (2.64m x 3.89m)

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

Bedroom Three

12'4" x 7'4" (3.77m x 2.24m)

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bathroom

8'7" x 5'10" (2.63m x 1.79m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath,

partially tiled walls, a radiator, carpeted flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

Outside to the side of the property is a driveway providing off-road parking, access to the garage, a lawn, a variety of established plants and shrubs, courtesy lighting and a hedge and a brick-wall boundary's.

Rear

To the rear of the property is an enclosed private garden with a lawn, a shed, a variety of plants and shrubs and fence panlling boundary's.

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.

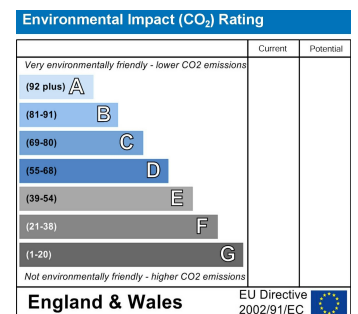
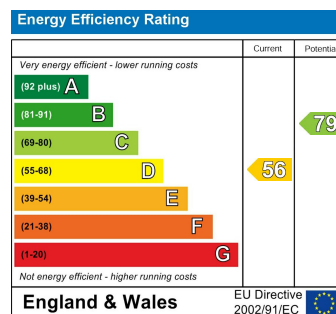
The vendor has advised the following:

Property Tenure is Freehold

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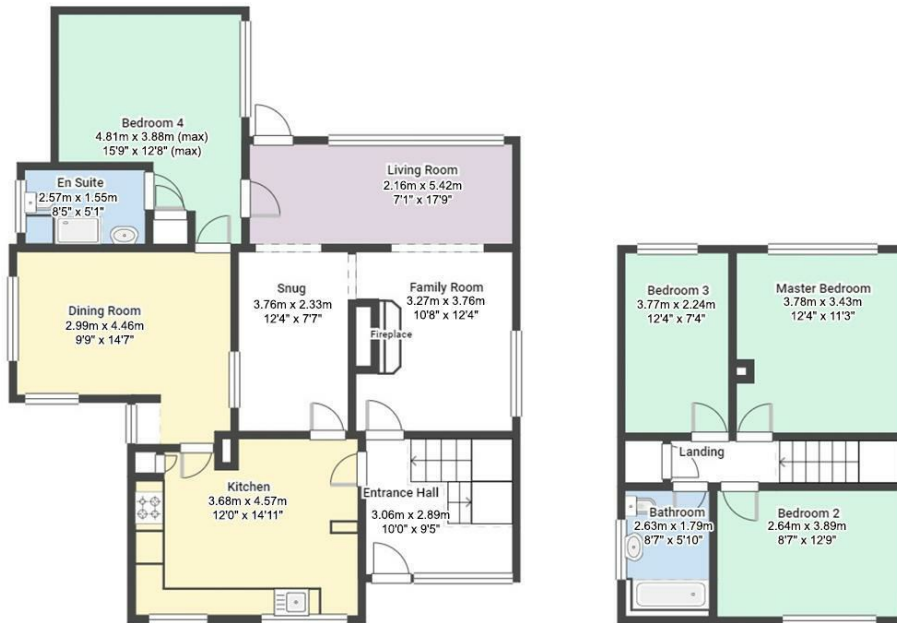
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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