

# HoldenCopley

PREPARE TO BE MOVED

Buckingham Road, Woodthorpe, Nottinghamshire NG5 4GE

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**Guide Price £475,000**

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GUIDE PRICE... £475,000 - £500,000

NO UPWARD CHAIN...

This stunning four-bedroom detached house offers deceptively spacious accommodation and is immaculately presented throughout, making it an ideal home for a growing family ready to move straight in. Situated in a highly sought-after location, it is within close proximity to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features a welcoming entrance hall, a convenient W/C, two generously sized reception rooms, a bright conservatory, a well-equipped fitted kitchen, a practical utility room, and a modern shower room. The first floor comprises three well-proportioned bedrooms and a stylish three-piece bathroom suite. The second floor boasts a further bedroom complete with an en-suite bathroom, offering a private retreat. Outside, the front of the house includes a driveway providing ample off-street parking, while the rear of the house showcases a private south-east facing garden with a patio, a well-maintained lawn and a shed, perfect for outdoor activities and entertaining. This property combines elegance, functionality, and comfort, making it a perfect family home in a desirable location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Conservatory
- Bathroom, Shower Room & En-Suite
- Ground Floor W/C
- Basement Spaces
- South-East Facing Rear Garden
- Driveway





## BASEMENT

### Basement One

10'2" x 8'6" (3.10m x 2.61m)

This space has wood-effect flooring, lighting, plug sockets and a radiator.

### Basement Two

5'5" x 11'8" (1.68m x 3.56m)

This space has wood-effect flooring, lighting, plug sockets and a radiator.

### Basement Three

5'5" x 11'8" (1.67m x 3.57m)

This space has wood-effect flooring, lighting, a radiator and fitted base units with worktops.

## GROUND FLOOR

### Entrance Hall

10'2" x 9'1" (3.10m x 2.77m)

The entrance hall has wood-effect flooring, carpeted stairs, a column radiator, two built-in cupboards, coving, recessed spotlights and a single composite door providing access into the accommodation.

### W/C

5'4" x 3'1" (1.63m x 0.95m)

This space has a low level flush W/C, a wash basin with fitted storage, tile-effect flooring, a built-in cupboard, a wall-mounted boiler, a chrome heated towel rail, recessed spotlights and an extractor fan.

### Living Room

11'2" x 14'6" (3.42m x 4.43m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters, wood-effect flooring, two vertical column radiators and recessed spotlights.

### Dining Room

12'10" x 11'3" (3.93m x 3.43m)

The dining room has carpeted flooring, two vertical column radiators, recessed spotlights and open access to the conservatory.

### Conservatory

8'5" x 9'1" (2.57m x 2.77m)

The conservatory has tiled flooring, wall-mounted light fixtures, a UPVC double-glazed roof and windows and UPVC bi-folding doors providing access out to the garden.

### Kitchen

9'3" x 11'10" (2.83m x 3.61m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven and microwave, a gas hob with an extractor fan, a fridge-freezer, a composite sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a vertical column radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Side Porch

4'11" x 3'4" (1.52m x 1.04m)

The side porch has wood-effect flooring, a recessed spotlight and two single composite doors.

### Utility Room

9'4" x 5'9" (2.86m x 1.76m)

The utility room has a low level base and wall units with worktops, an undermount sink and a half with draining grooves and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, wood-effect flooring, a wall-mounted electric heater, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

### Shower Room

8'0" x 5'9" (2.44m x 1.76m)

The shower room has a low level flush W/C, a wash basin with fitted storage, a walk in shower with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and recessed spotlights.

## FIRST FLOOR

### Landing

6'4" x 11'10" (max) (1.95m x 3.62m (max))

The landing has carpeted flooring, a column radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

9'3" x 11'9" (2.83m x 3.60m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator, fitted wardrobes and recessed spotlights.

### Bedroom Two

11'2" x 12'9" (3.40m x 3.89m)

The second bedroom has two UPVC double-glazed windows with bespoke shutters to the rear elevation, carpeted flooring, a column radiator and recessed spotlights.

### Bedroom Three

9'7" x 11'2" (2.94m x 3.42m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator, recessed spotlights and fitted wardrobes.

### Bathroom

6'5" x 6'9" (1.97m x 2.07m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and a glass shower screen, a beday, tiled flooring and walls, an electric shaving point, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

## SECOND FLOOR

### Bedroom Four

11'1" x 11'5" (3.40m x 3.49m)

The fourth bedroom has carpeted flooring, two column radiators, eaves storage, two velux windows and recessed spotlights.

### En-Suite W/C

4'1" x 7'5" (1.27m x 2.27m)

This space has a low level flush W/C, a wash basin with fitted storage, a chrome heated towel rail, vinyl flooring, eaves storage, an extractor fan, an electric shaving point and a UPVC double-glazed window to the rear elevation.

### En-Suite Shower

This space has a shower with a rainfall shower and wall mounted taps, tiled walls, a recessed spotlight and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a block paved driveway.

### Rear

To the rear of the property is a private south-west facing tiered garden with a fence panelled boundary, a patio, a lawn, raised planters with various plants, an outdoor tap and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

Phone Signal – All 3G, 4G most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

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.

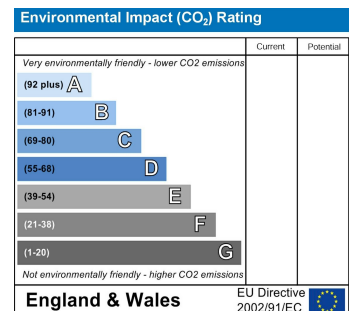
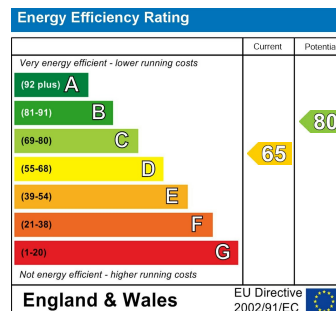
The vendor has advised the following:

Property Tenure is Freehold

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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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