

# HoldenCopley

PREPARE TO BE MOVED

Marlborough Road, Woodthorpe, Nottinghamshire NG5 4FG

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Guide Price £690,000 - £725,000

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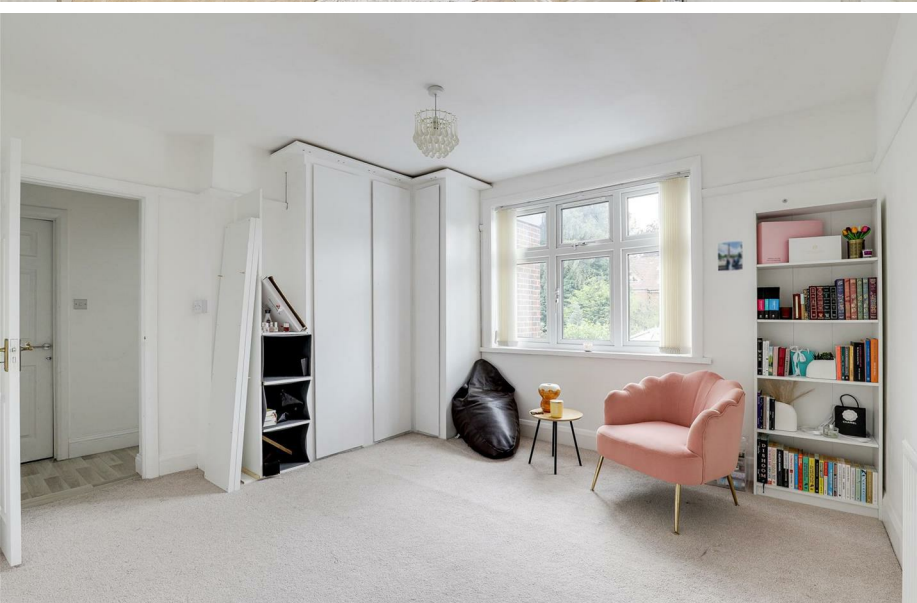
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DETACHED FAMILY HOME...

Welcome to this detached family home, ideally situated in one of the most highly regarded and sought-after tree-lined locations. Perfect for a growing family, this property falls within excellent school catchments, including Arnold Hill Academy and Woodthorpe Infant School. Upon entering, a welcoming porch and hallway lead to a convenient ground floor W/C. The living room, featuring a charming, recessed fireplace, opens through double French doors into a spacious family room at the rear. This bright and airy space, with lantern skylights and two bi-folding doors, offers access to the rear garden and utility room. The family room also includes a study area and a large storage room. The modern fitted kitchen, complete with a breakfast bar, connects effortlessly to the family room and hallway. Additionally, a dining room with a bay window overlooks the front garden. The first floor comprises six generously sized bedrooms. Two bedrooms feature en-suite bathrooms one of which the current vendor uses as an extended landing or reading room, while the remaining four are serviced by a well-appointed three-piece bathroom suite and a four-piece bathroom suite. Outside, the front of the property offers a driveway for approximately four vehicles, bordered by established plants, trees, and bushes. Gated access leads to the private rear south facing garden, which features a patio, lawn, additional seating area, and raised planted borders with mature plants and shrubs, all enclosed by trees and hedges for added privacy. This family home combines spacious living with an ideal location.

MUST BE VIEWED





- Detached House
- Six Bedrooms
- Living Room & Dining Room
- Fitted Kitchen & Utility Room
- Spacious Family Room
- Four Bathroom Suites
- Driveway Parking For A Number Of Vehicles
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has wood flooring, two in-built base cupboards, and a UPVC door providing access into the accommodation.

### Hallway

12'2" x 12'5" (3.71m x 3.81m)

The hallway has wood flooring, carpeted flooring, a radiator, a picture rail, and access to the ground floor accommodation.

### W/C

4'9" x 4'1" (1.46m x 1.27m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a chrome heated towel rail, recessed spotlights, coving to the ceiling, and wood flooring.

### Living Room

14'7" x 14'9" (4.47m x 4.51m)

The living room has four obscure windows to the side elevation, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, and wood flooring.

### Dining Room

12'9" x 14'11" (3.91m x 4.57m)

The dining room has a UPVC double glazed bay window to the front elevation, a stained glass window to the side elevation, a radiator, a TV point, a feature fireplace, a dado rail, wood flooring, and bi-folding doors opening into the family room.

### Kitchen

19'3" x 12'9" (5.89m x 3.91m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a dishwasher, coving to the ceiling, wood flooring, and double French doors opening into the family room.

### Family Room

15'4" x 27'0" (4.68m x 8.23m)

The family room has two roof Lanterns, two double glazed windows to the side elevation, a TV point, recessed spotlights, wood flooring, two UPVC double glazed Bi-folding doors opening out to the rear garden, and access into the utility room and study.

### Utility Room

8'7" x 10'4" (2.64m x 3.16m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, a gas ring hob, a wall-mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, an extractor fan, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

### Study

15'0" x 11'3" (4.58m x 3.45m)

The study has an in-built double cupboard, recessed spotlights, a radiator, and wood flooring.

### Storage Room

10'1" x 11'2" (3.08m x 3.42m)

The storage room has wood flooring, ample storage, and a solid door opening to the front elevation.

## FIRST FLOOR

### Landing

15'6" x 7'4" (4.74m x 2.25m)

The landing has carpeted flooring, an in-built cupboard, a picture rail, a radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

12'3" x 14'3" (3.75m x 4.36m)

The first bedroom has a UPVC double glazed window to the rear elevation, a picture rail, coving to the ceiling, a radiator, an arrange of fitted furniture including wardrobes and overhead cupboards, carpeted flooring, and access into the en-suite.

### En-suite

3'11" x 7'2" (1.21m x 2.20m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

15'8" x 11'1" (4.79m x 3.40m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, access into the loft, wood-effect flooring, and access into the en-suite.

### En-suite

4'5" x 7'6" (1.37m x 2.30m)

The en-suite has a UPVC double glazed obscure window to the side elevation, 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, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

### Bathroom

7'7" x 5'1" (2.32m x 1.55m)

The bathroom has a UPVC double glazed obscure window to the side elevation, 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, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Three

14'9" x 12'9" (4.51m x 3.91m)

The third bedroom has a UPVC double glazed bay window to the front elevation, a picture rail, coving to the ceiling, a radiator, an arrange of fitted furniture including wardrobes and overhead cupboards bedside cabinets, a dressing table and a chest of drawers, and carpeted flooring.

### Bedroom Four

15'6" x 11'0" (4.73m x 3.37m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, wood-effect flooring, and double French doors to the rear elevation.

### Bedroom Five

11'10" x 12'10" (3.61m x 3.93m)

The fifth bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, fitted corner wardrobes, and carpeted flooring.

### Bedroom Six

7'11" x 12'4" (2.42m x 3.76m)

The sixth bedroom has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, a fitted corner wardrobe, and carpeted flooring.

### Bathroom

9'9" x 6'4" (2.99m x 1.95m)

The bathroom has a UPVC double glazing window to the ceiling, a low level flush W/C, a vanity-style wash basin, a panelled bath with mixer taps and a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a radiator with a chrome towel rail, coving to the ceiling, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is an in and out driveway for approximately four vehicles, planted borders with established plants, trees and bushes, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed south facing garden with a patio, a lawn, a further seating area, raised planted borders with established plants and shrubs, tree and hedged boundary, and gated access

## ADDITIONAL INFORMATION

### DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

Service Charge in the year marketing commenced (EPA): £1,227.52

Ground Rent in the year marketing commenced (EPA): £250

Property Tenure is Leasehold. Term : 125 years from 1 January 2003 Term remaining 89 years.

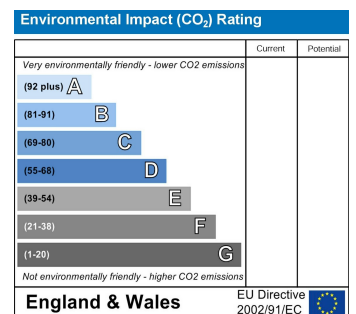
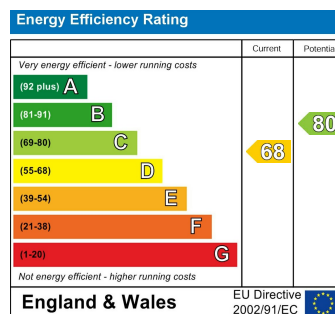
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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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## 0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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