

# HoldenCopley

PREPARE TO BE MOVED

Cambridge Gardens, Woodthorpe, Nottinghamshire NG5 4NS

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Guide Price £395,000



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A two-story brick house with a white garage and a red door, surrounded by a paved driveway and a wooden fence. The house has a dark tiled roof and a chimney. The front garden is paved with cobblestones and features a large green plant. The driveway is paved with cobblestones and leads to a white garage. A red door is visible next to the garage. The house is surrounded by a wooden fence and some greenery.



GUIDE PRICE: £395,000 - £425,000

## SPACIOUS FAMILY HOME...

This four-bedroom detached house offers a generous amount of space, offering a range of charming original features, ideal for growing families seeking their forever home. Located in the highly desirable area near Mapperley Top, residents will enjoy easy access to a vibrant array of shops, eateries, and local amenities, along with excellent transport links to the City Centre and proximity to great schools. Upon entering, you're greeted by a welcoming entrance hall leading to a convenient W/C and a study, perfect for working from home. The ground floor boasts two inviting reception rooms, offering flexible living spaces for family gatherings or relaxation. The heart of the home is the spacious kitchen/diner, ideal for entertaining, along with a practical utility room to meet everyday needs. Upstairs, four well-sized bedrooms provide comfortable accommodations, all serviced by a modern shower room. Outside, the front of the property features a large driveway and single garage, offering ample off-road parking. To the rear, a private enclosed garden creates a serene space for outdoor living, perfect for children and pets to play.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Ground Floor W/C, Study & Utility Room
- Shower Room
- Ample Storage Space
- Driveway & Garage
- Private Enclosed Garden
- Sought-After Location











GROUND FLOOR

Entrance Hall

11'9" x 10'5" (3.6 x 3.2)

The entrance hall has carpeted flooring, a wall mounted radiator, exposed beams on the ceiling, a telephone point, an under stairs cloakroom, two windows to the front elevation, and a single wooden door providing access into the accommodation.

Living Room

21'7" x 11'9" (6.6 x 3.6)

The living room has carpeted flooring, cornice to the ceiling, a wall mounted radiator, a TV point, a feature fireplace with a decorative surround, wall mounted light fixtures, a UPVC double glazed window to the front elevation, and UPVC double glazed French doors to the rear garden.

Dining Room

8'6" x 9'6" (2.6 x 2.9)

The dining room has carpeted flooring, a wall mounted radiator, cornice to the ceiling, a serving hatch, and a UPVC double glazed window to the rear elevation.

Kitchen/Diner

9'10" x 12'5" (3.0 x 3.8)

The extended kitchen/diner has Italian tiled flooring, a wall mounted radiator, wooden ceiling beams, a range of fitted wall and base units with tiled worktops, a black ceramic sink and a half with mixer taps and a drainer, an integrated oven, an induction hob and extractor hood, an integrated dishwasher, space for a dining table, a serving hatch, recessed spotlights, and two UPVC double glazed windows to the rear elevation.

Utility Room

5'6" x 9'10" (1.7 x 3.0)

The utility room has Italian tiled flooring, a range of fitted wall and base units with tiled worktops, partially tiled walls, a black ceramic sink with mixer taps and a drainer, a wall mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, recessed spotlights, wooden ceiling beams, and a UPVC double glazed window to the rear elevation.

Study

7'6" x 6'6" (2.3 x 2.0)

The study has carpeted flooring, a wall mounted radiator, wooden ceiling beams, and two UPVC double glazed windows.

W/C

4'11" x 0'7" (1.5 x 0.2)

This space has heated floor tiles, a dual flush W/C, a floating wash basin, and tiled walls.

FIRST FLOOR

Landing

11'1" x 15'1" (3.4 x 4.6)

The landing has carpeted flooring, a wall mounted radiator, wooden ceiling beams, a loft hatch, a telephone point a UPVC double glazed window to the front elevation, and provides access to the first floor accommodation.

Master Bedroom

10'9" x 11'9" (3.3 x 3.6)

The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes with a matching dressing table, and a UPVC double glazed window to the rear elevation.

Bedroom Two

9'6" x 11'9" (2.9 x 3.6)

The second bedroom has carpeted flooring, a wall mounted radiator, a range of fitted wardrobes, and a UPVC double glazed window to the front elevation.

Bedroom Three

11'9" x 9'10" (3.6 x 3.0)

The third bedroom has carpeted flooring, a wall mounted radiator, a range of fitted wardrobes, and two UPVC double glazed windows to the front elevation.

Bedroom Four

9'6" x 10'5" (2.9 x 3.2)

The fourth bedroom has carpeted flooring, a wall mounted radiator, over the bed storage, a fitted wardrobe, a countertop wash basin with mixer taps, and a UPVC double glazed window to the rear elevation.

Bathroom

6'2" x 11'1" (1.9 x 3.4)

The bathroom has heated floor tiles, floor to ceiling tiles, a chrome heated towel rail, a dual flush W/C, a vanity wash basin with storage, an electric shaving point, fitted storage space, a walk-in shower with a wall mounted shower, recessed spotlights, and a UPVC double glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large driveway, downlighting, and single garage providing ample off road parking.

Garage

The integral garage is located to the front of the property providing additional parking or storage space, and benefits from having an up and over door, electrical points, and lighting.

Rear

To the rear of the property is a large private enclosed garden with a patio area, flood lighting a lawn, a range of plants and shrubs, matures trees, hedges, and concrete steps leading up to an additional raised patio area.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

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.

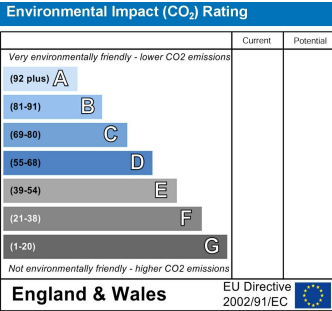
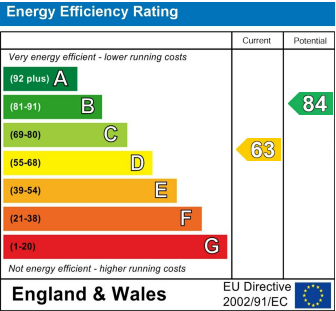
The vendor has advised the following:

Property Tenure is Freehold

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