

# HoldenCopley

PREPARE TO BE MOVED

Saville Road, Woodthorpe, Nottinghamshire NG5 4JF

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**Guide Price £300,000 - £325,000**

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LOCATION LOCATION LOCATION...

This deceptively spacious three-bedroom semi-detached house is ideally located in a prime residential area, offering a perfect blend of comfort and convenience. Positioned within easy reach of local amenities, including shops, excellent transport links, and highly regarded school catchments, this property is ideal for families and commuters alike. As you step inside an entrance hall welcomes you, leading to a handy ground-floor W/C. The ground floor unfolds with two spacious reception rooms, ideal for entertaining or relaxing. The fitted kitchen features modern appliances and a pantry for added storage and convenience. Upstairs, there are three bedrooms and a three-piece bathroom suite. Additionally, there's easy access to a loft, providing excellent potential for extra storage or future expansion. Externally, the front of the property is equally impressive, with a driveway offering off-road parking and gated access leading to a sheltered car port. The rear garden is a private oasis, featuring a well-maintained lawn and a patio area, perfect for outdoor dining or relaxation. A shed and a practical garage complete the outdoor space, offering additional storage or workshop potential. This home effortlessly balances spacious, functional living with modern comfort in a sought-after location.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Driveway, Car Port & Garage
- Private Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, coving and a single composite door providing access into the accommodation.

### W/C

This space has a low level flush W/C, a wall-mounted wash basin, fitted cupboards, wood-effect flooring, partially tiled walls, coving and a UPVC double-glazed stained glass window to the front elevation.

### Dining Room

13'9" into bay x 10'9" (4.20m into bay x 3.30m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a feature fireplace with a decorative surround and coving.

### Living Room

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

The living room has carpeted flooring, a radiator, a decorative surround, a picture rail, coving and UPVC double-glazed double French doors providing access out to the garden.

### Kitchen

10'4" x 7'10" (3.16m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a sink and a half with a drainer, space and plumbing for a washing machine, tiled flooring, a radiator, a built-in cupboard, partially tiled walls, access to the pantry, coving, UPVC double-glazed windows to the side and rear elevations and a UPVC single door providing access out to the side of the property.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, coving and provides access to the first floor accommodation.

### Master Bedroom

13'9" into bay x 11'5" (4.21m into bay x 3.49m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove and coving.

### Bedroom Two

12'11" x 11'5" (3.94m x 3.49m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a recessed chimney breast alcove and coving.

### Bedroom Three

8'4" x 7'11" (2.55m x 2.43m)

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

### Bathroom

8'3" x 7'10" (2.54m x 2.41m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath with a shower, a glass shower screen, wood-effect flooring, a radiator, a built-in cupboard, partially tiled walls, coving, access to the loft and UPVC double-glazed obscure windows to the side and rear elevations.

## OUTSIDE

### Front

To the front of the property is a garden with various plants and shrubs and a driveway with gated access to the car port.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a garage, a lawn, raised planters, various plants, mature shrubs and trees, a patio, decorative stones 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 4G & 5G, some 3G 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 –

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

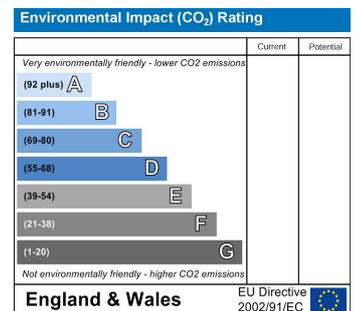
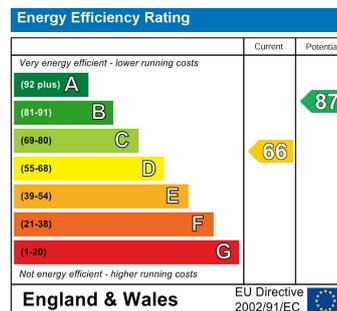
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**0115 7734300**

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk