

HoldenCopley

PREPARE TO BE MOVED

Springwood Gardens, Woodthorpe, Nottinghamshire NG5 4HD

Guide Price £300,000 - £325,000

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DETACHED BUNGALOW...

This well-presented detached bungalow offers an excellent opportunity for buyers seeking single-storey living in a highly sought-after area. Located just a short distance from Woodthorpe Grange Park, the property benefits from fantastic transport links into Nottingham City Centre and surrounding areas, making it both peaceful and convenient. The accommodation comprises of porch leading into a welcoming entrance hall. From here, you'll find a spacious living room perfect for relaxing or entertaining, as well as a fully fitted kitchen equipped with ample storage and worktop space. A rear hallway provides access to two comfortable double bedrooms. The property is further enhanced by a three-piece bathroom suite. Outside, the property continues to impress with a well-maintained block-paved driveway providing off-road parking, alongside access to a garage. The garage is equipped with lighting, electrics, and storage, and features an electric up-and-over door. It also includes a UPVC double-glazed obscure window to the rear and a UPVC door that leads directly into the garden. The rear of the property boasts a lovely enclosed garden with a large patio area, perfect for outdoor dining and entertaining. A lawn, planted borders, a garden shed, and a secure, hedged, and fenced boundary. There is also gated access to the front of the property, making the garden easily accessible.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Porch

The porch has wood-effect flooring, a singular recessed spotlight, a UPVC double glazed obscure window surround, and a UPVC door providing access into the accommodation.

Entrance Hall

11'0" x 7'3" (3.36m x 2.22m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a double glazed obscure window to the front elevation, and a solid wooden door opening into the accommodation.

Living Room

18'7" x 10'7" (5.67m x 3.25m)

The living room has UPVC double glazed windows to the front and side elevation, a radiator, a TV point, coving to the ceiling, and carpeted flooring.

Kitchen

17'1" x 8'2" (5.23m x 2.50m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, space for a dining table, space and plumbing for a washing machine, space for an under counter fridge, recessed spotlights, a radiator, tiled splashback, Herringbone-style flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Hall

The hall has Herringbone-style flooring, and access into the loft.

Bedroom One

10'1" x 9'2" (3.08m x 2.80m)

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

Bedroom Two

12'8" x 7'11" (3.88m x 2.42m)

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

Bathroom

9'4" x 4'10" (2.85m x 1.49m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a wall-mounted wash basin, a double shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a block paved driveway, gates access to the rear garden, and access to the garage.

Garage

15'8" x 7'11" (4.78m x 2.43m)

The garage has a UPVC double glazed obscure window to the rear elevation, a UPVC door opening to the rear garden, electrics, lighting, ample storage, and an electric up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, a shed, hedged and fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

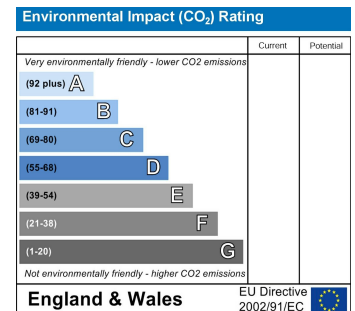
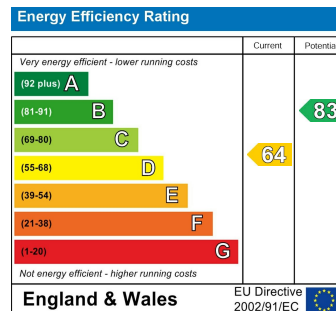
The vendor has advised the following:

Property Tenure is Freehold

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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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