

# HoldenCopley

PREPARE TO BE MOVED

Thackerays Lane, Woodthorpe, Nottinghamshire NG5 4HU

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**Guide Price £325,000 - £350,000**

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LOCATION LOCATION LOCATION...

This three-bedroom detached house offers an exciting opportunity for those looking to modernise and add their personal touch, making it ideal for investors or buyers eager to create their dream home. Located in a sought-after area, the property enjoys easy access to a range of local amenities, including shops, excellent transport links, and highly-regarded schools, providing great convenience for families or commuters. On the ground floor, the property features a porch leading to an entrance hall, a W/C, a spacious living room, a fitted kitchen, a handy utility area, and a separate dining room, offering ample potential to reconfigure or update to suit modern family living. Upstairs, the first floor comprises three bedrooms, all served by a three-piece bathroom suite. Additionally, there is access to a loft, perfect for extra storage or potential future development. Externally, the property benefits from a block-paved driveway to the front, providing off-road parking. To the rear, you'll find a private garden with a patio and lawn, along with a shed, workshop, and garage—offering both practical outdoor space and the opportunity for further enhancement. This property is brimming with potential and is perfect for those looking to renovate and transform it into a truly unique and personalised home.

NO UPWARD CHAIN





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





## GROUND FLOOR

### Porch

3'4" x 6'3" (1.03m x 1.92m)

The porch has tiled flooring and a single UPVC door providing access into the accommodation.

### W/C

2'11" x 4'11" (0.89m x 1.52m)

This space has a low level flush W/C, tiled flooring and UPVC double-glazed obscure windows to the front and side elevations.

### Entrance Hall

6'1" max x 11'5" (1.86m max x 3.50m)

The entrance hall has carpeted flooring and stairs, a built-in under the stairs cupboard, a radiator and coving.

### Living Room

11'8" x 12'9" plus bay (3.57m x 3.91m plus bay)

The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

### Kitchen

12'1" x 13'3" max (3.69m x 4.05m max)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob with an extractor fan, a stainless steel sink with drainers, space for a fridge-freezer, tile-effect flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the side and rear elevations and a UPVC single door providing access into the utility area.

### Dining room

11'7" x 12'4" (3.55m x 3.77m)

The dining room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator and space for a dining table set.

### Rear Porch/Utility Area

9'4" max x 4'5" (2.85m max x 1.37m)

This space has UPVC double-glazed windows to the rear and side elevations, tile-effect flooring, space and plumbing for a washing machine and a UPVC single door providing access out to the garden.

## FIRST FLOOR

### Landing

8'2" x 6'1" max (2.51m x 1.86m max)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, a built-in cupboard, coving and provides access to the first floor accommodation.

### Master Bedroom

11'9" x 12'7" (3.60m x 3.85m)

The main bedroom has a UPVC double-glazed window to the front elevation, a UPVC double-glazed triangular bow window to the side elevation, carpeted flooring, a radiator, wall-mounted light fixtures and coving.

### Bedroom Two

11'8" x 10'4" (3.57m x 3.16m)

The main bedroom has a UPVC double-glazed window to the side elevation, a UPVC double-glazed triangular bow window to the rear elevation, carpeted flooring, a radiator and coving.

### Bedroom Three

9'0" x 11'9" (2.76m x 3.60m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, an open storage cupboard and coving.

### Bathroom

8'5" x 4'11" (2.57m x 1.52m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, carpeted flooring, a radiator with a towel rail, tiled walls, access into the loft and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Workshop

5'8" approx x 7'5" (1.75m approx x 2.27m)

### Garage

7'5" x 15'8" (2.27m x 4.80m)

## Front

To the front of the property is a garden with a lawn, mature trees and shrubs, a single gate and a block paved driveway.

## Rear

To the rear of the property is a private garden with a concrete patio, a lawn, various plants, mature shrubs and trees, wall-mounted security cameras, a shed, a workshop, a garage and a single wooden gate.

## 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 Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – water damage in the hall

## 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.

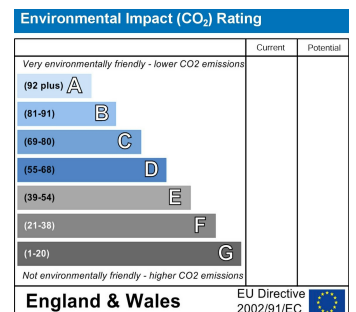
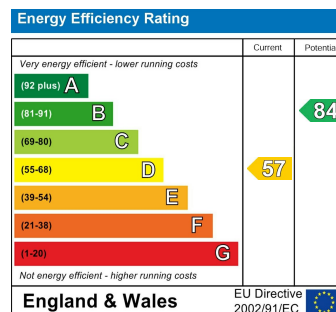
The vendor has advised the following:

Property Tenure is Freehold

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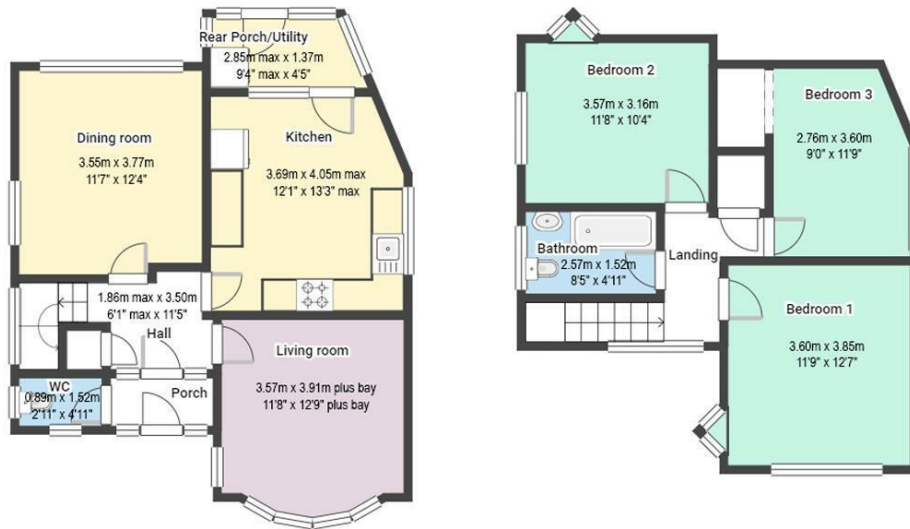
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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