

# HoldenCopley

PREPARE TO BE MOVED

Weaverthorpe Road, Woodthorpe, Nottinghamshire NG5 4PT

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£350,000



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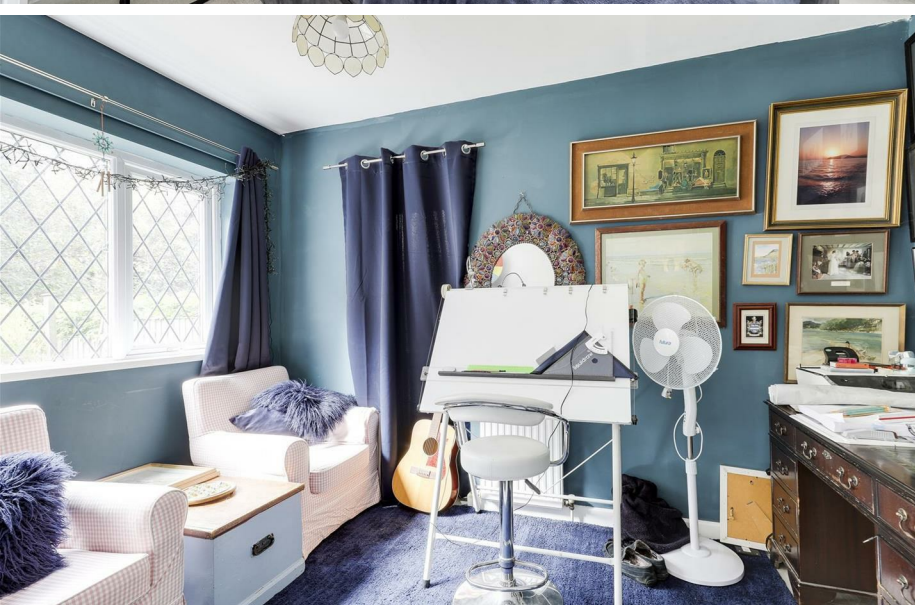
## LOCATION LOCATION LOCATION...

This three-bedroom detached bungalow boasts deceptively spacious and beautifully presented interiors, perfect for those looking for a move-in-ready home. Set in a highly sought-after location with Gedling Country Park, shops, excellent transport links, and top-rated school catchments all close by. The ground floor opens into a hallway leading to three well-proportioned bedrooms, including a master suite with an en-suite bathroom. The heart of the home is a spacious lounge-diner, featuring a sleek built-in media wall and open access to a modern, fitted kitchen. Here, moonstone granite worktops, integrated appliances, and a striking sky lantern bring elegance and natural light. A stylish three-piece bathroom and an integral garage with an electric door add to the home's functionality. Outside, the property continues to impress with a block-paved driveway at the front, while the rear boasts a private, south-facing garden. Thoughtfully designed for relaxation and entertainment, it features composite decking, an insulated garden room with electric, a well-kept lawn, and a patio area. The home is equipped with energy-efficient technologies, including TVRs on radiators with digital control, HIVE smart home system, and solar panels with a battery storage system, offering modern comfort and sustainability.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Lounge Diner
- Modern Fitted Kitchen With Sky Lantern
- Three Piece Bathroom & En-Suite
- Private South Facing Garden With Garden Room
- Driveway & Garage
- Hive Smart Home System
- Owned Solar Panels
- Must Be Viewed











ACCOMMODATION

Hallway

10\*7" x 6\*10" (3.25 x 2.10)

The hallway has vinyl laminate flooring, a radiator, recessed spotlights and a single UPVC door providing access into the accommodation.

Bedroom Two

10\*4" x 10\*1" (3.17 x 3.09)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, lino flooring, a chrome heated towel rail, a built-in cupboard, partially tiled walls, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the front elevation.

Master Bedroom

17\*2" x 9\*4" (5.25 x 2.87)

The main bedroom has a UPVC double-glazed window to the front elevation, vinyl laminate flooring, a radiator and access into the en-suite.

En-Suite

13\*11" x 6\*1" (4.26 x 1.87)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted double ended bath with a hand-held shower, a fitted cupboard, vinyl laminate flooring, a radiator, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, an extraction system, a humidity sensor and a UPVC double-glazed obscure window to the side elevation.

Lounge Diner

19\*9" x 19\*5" (6.04 x 5.92)

The lounge diner has a UPVC double-glazed window to the rear elevation, vinyl laminate flooring, two radiators, a built-in media wall, recessed spotlights and open access to the kitchen.

Kitchen

12\*10" x 10\*0" (3.92 x 3.07)

The kitchen has a range of fitted gloss handleless base and wall units with Quartz moonstone worktops and a breakfast bar, two integrated ovens, a fridge, freezer and dishwasher, an inset sink with draining grooves and a swan neck mixer tap, an induction hob with an extractor hood, vinyl laminate flooring, recessed spotlights, a sky lantern to the ceiling, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access out to the garden.

Bedroom Three

11\*10" x 7\*10" (3.62 x 2.39)

The third bedroom has UPVC double-glazed windows to the rear and side elevations, wood laminate flooring and a radiator.

OUTSIDE

Garden Room

9\*3" x 7\*3" (2.83 x 2.22)

The garden room has UPVC double-glazed windows, full insulation, power points and UPVC double French doors.

Front

To the front of the property is a block paved driveway.

Rear

To the rear of the property is a private south facing garden with courtesy lighting, an outdoor tap, a patio, a lawn, composite decking and a garden room.

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 & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

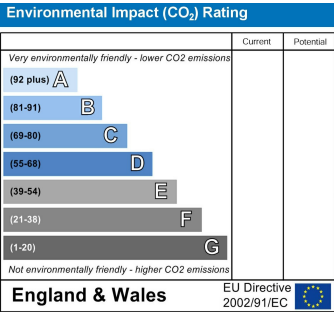
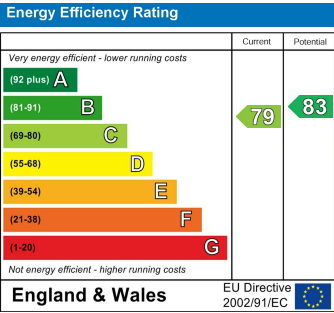
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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