

# HoldenCopley

PREPARE TO BE MOVED

Park Avenue, Woodborough, Nottinghamshire NG14 6EB

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Guide Price £350,000



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GUIDE PRICE.. £350,000 - £400,000

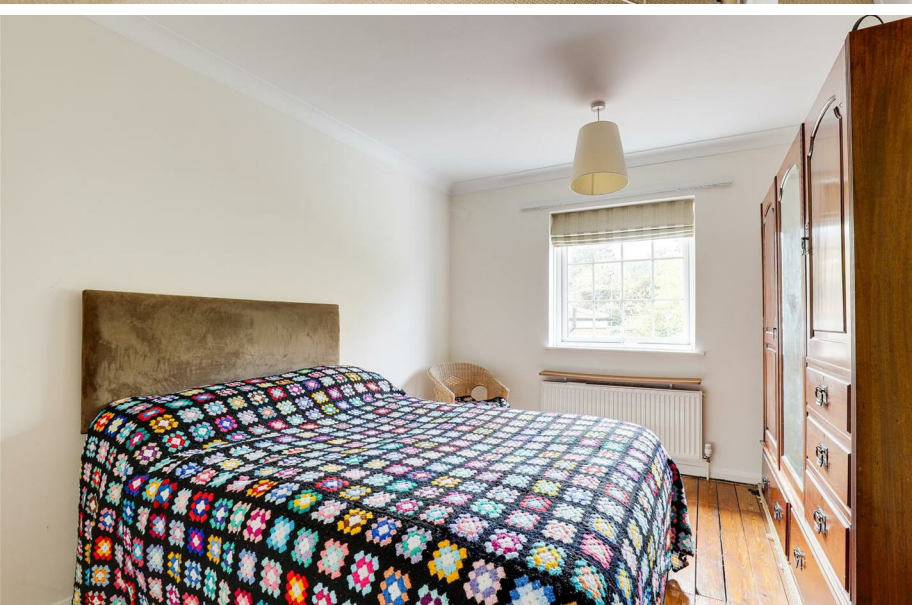
### SOUGHT-AFTER VILLAGE LOCATION...

This spacious three-bedroom semi-detached house is an inviting family home located in the sought-after village of Woodborough, offering a tranquil rural setting with convenient access to local amenities. The ground floor begins with an entrance hall leading to a cosy living room, which opens into a conservatory, perfect for enjoying views of the garden year-round. The well-equipped kitchen is ideal for culinary needs, featuring access to a practical pantry, a porch currently serving as a utility area, and a convenient ground-floor shower room. A versatile additional reception room, currently used as an office, provides extra flexibility for family life. On the upper level, the property offers three spacious double bedrooms and a modern three-piece bathroom suite. Outside, the front of the property features gated access to an in-and-out driveway with ample off-road parking, a garage, and two well-maintained lawns bordered by mature plants and shrubs. The private rear garden is a true retreat, featuring multiple paved patio areas, a greenhouse, and a diverse collection of plants, shrubs, and mature trees, creating a serene outdoor space.

MUST BE VIEWED!







- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory & Pantry
- Bathroom & Ground Floor Shower Room
- Driveway & Garage
- Generous-Sized Rear Garden
- Sought-After Village Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10\*8" x 5\*11" (3.26m x 1.81m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

15\*10" x 11\*10" (4.85m x 3.63m)

The living room has laminate wood-effect flooring, a vertical radiator, ceiling coving, fitted shelving, a recessed chimney breast alcove, a UPVC double-glazed window to the front elevation and sliding patio doors opening to the conservatory.

Conservatory

14\*0" x 10\*11" (4.27m x 3.34m)

The conservatory has vinyl flooring, a polycarbonate roof, UPVC double-glazed windows and double French doors opening out to the rear garden.

Kitchen

9\*11" x 9\*11" (3.04m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with a mixer tap, space for a range cooker, partially tiled walls, a vertical radiator, tiled flooring and a UPVC double-glazed window to the side elevation.

Office

10\*6" x 9\*7" (3.21m x 2.93m)

The office has carpeted flooring, a radiator, a feature traditional fireplace and a UPVC double-glazed window to the front elevation.

Pantry

5\*8" x 8\*2" (1.75m x 2.49m)

The pantry has tiled flooring, recessed spotlights, access to a loft hatch, and a UPVC double-glazed window to the rear elevation.

Shower Room

3\*7" x 8\*1" (1.11m x 2.47m)

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower with an overhead shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Porch

4\*11" x 6\*10" (1.52m x 2.09m)

The porch has fitted base units with worktops, space and plumbing for a washing machine & tumble dryer, recessed spotlights, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the front of the property.

FIRST FLOOR

Landing

5\*9" x 3\*2" (1.77m x 0.98m)

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

Master Bedroom

13\*0" x 11\*2" (3.97m x 3.41m )

The main bedroom has carpeted flooring, a vertical radiator, ceiling coving and two UPVC double-glazed windows to the front elevation.

Bedroom Two

9\*11" x 12\*7" (3.03m x 3.84m)

The second bedroom has exposed wooden flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9\*8" x 13\*2" (2.95m x 4.03m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, fitted sliding door wardrobes and two UPVC double-glazed windows to the front and rear elevations.

Bathroom

8\*11" x 5\*10" (2.72m x 1.78m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double-ended bath with a shower fixture, a radiator, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation,

OUTSIDE

Front

To the front of the property is gated access to an in-and-out driveway providing off-road parking, access to the garage, two lawns boarded by a variety of established plants and shrubs and hedge borders boundaries.

Rear

To the rear of the property is an enclosed private garden with paved patio areas, a variety of plants shrubs and mature trees, a green house, fence panelling and hedge border boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 56Mbps & Highest upload speed at 16Mbps

Phone Signal – Good coverage of Voice 4G

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 - Gedling Borough Council - Band C

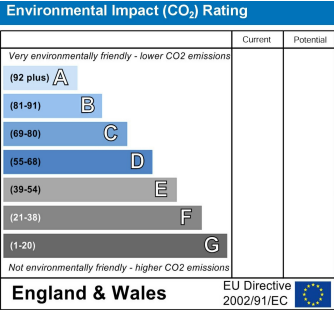
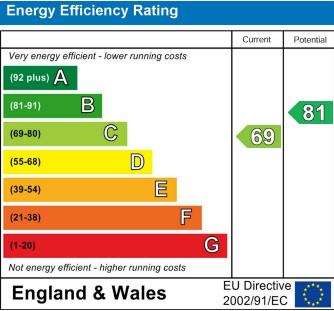
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The vendor has advised the following:  
Property Tenure is Freehold

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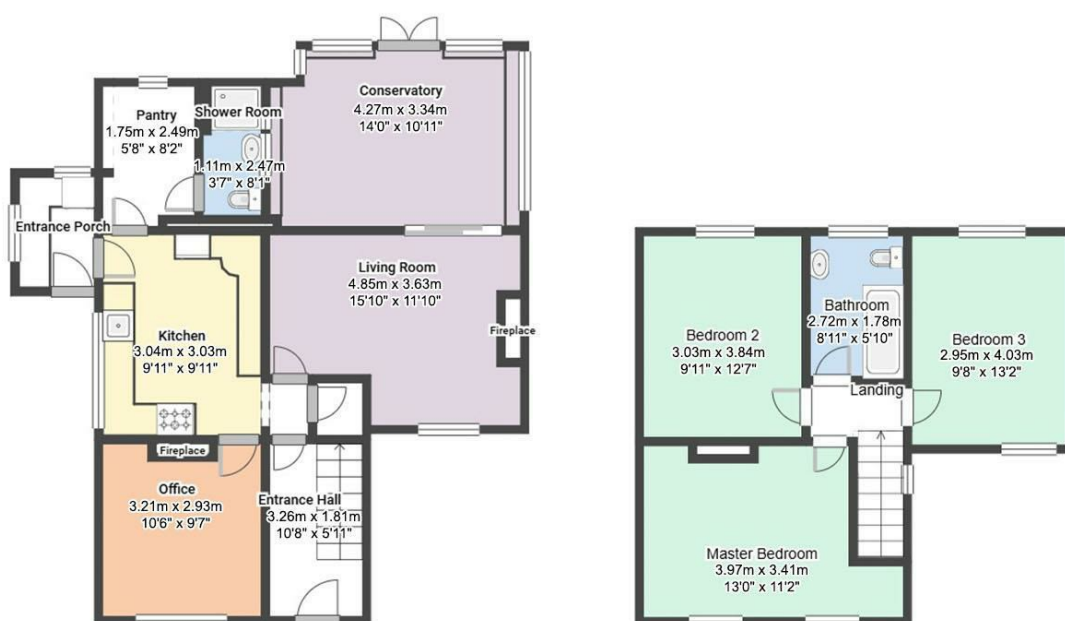
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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