

# HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4FT

---

Guide Price £365,000

Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4FT

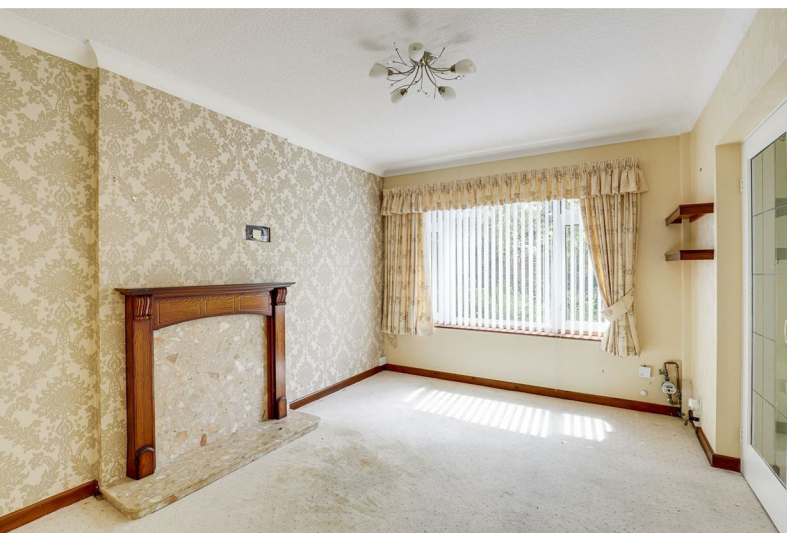


GUIDE PRICE: £365,000 - £390,000

NO UPWARD CHAIN...

A charming detached family residence occupies a prime location on a secluded private driveway, directly facing Woodthorpe Park. This impressive property is currently available for sale with the added benefit of no upward chain, making it the perfect home. In recent years, significant upgrades have been made, including the installation of a new Worcester Bosch gas boiler, a flat roof above the garage and more. Upon entering the property, you are welcomed by an inviting entrance porch leading to a spacious hallway featuring an elegant dog-leg staircase. The ground floor comprises a generously-sized lounge extending into a delightful conservatory, a versatile study/playroom, a separate family room, a well-appointed kitchen with integrated appliances, a practical utility room, and a convenient downstairs shower room. The first floor boasts three good-sized bedrooms, offering ample space for the whole family. There is also a well-appointed family bathroom and an en-suite shower room attached to one of the bedrooms, ensuring convenience and privacy. Externally, the predominantly hard-landscaped gardens create an attractive and low-maintenance outdoor space. The property further benefits from a double garage with a remote-controlled up-and-over door, providing secure parking and additional storage. In summary, this alluring detached family house combines a desirable location opposite Woodthorpe Park, attractive features, and a well-designed layout providing comfortable and practical living spaces.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Versatile Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Separate Utility
- Three Bathroom Suites
- Sun Room
- Gated Driveway & Double Garage
- Low Maintenance Garden With Summer House / Large Shed
- Sought-After Location





GROUND FLOOR

Porch

The porch has tiled flooring and double doors providing access into the accommodation

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs with decorative wooden spindles, an in-built under stair cupboard, coving to the ceiling, a radiator, a double-glazed obscure window to the front elevation and a single door via the porch

Family Room

13'6" x 9'8" (4.14m x 2.95m)

The family room has a double-glazed window to the front elevation, carpeted flooring, a decorative mantelpiece, coving to the ceiling, a radiator and double doors into the entrance hall

Kitchen

11'9" x 11'8" (3.59m x 3.58m)

The kitchen has a range of fitted Lime Oak finish base and wall units with worktops, a sink and a half with a swan neck mixer tap and drainer, an integrated Neff double oven, an integrated Neff microwave, a ceramic electric hob with an extractor fan, an integrated fridge, space and plumbing for a dishwasher, tiled flooring, tiled splashback, coving to the ceiling, recessed spotlights, a radiator and a double-glazed window to the rear elevation

Utility Room

10'2" x 4'5" (3.12m x 1.35m)

The utility room has space and plumbing for a washing machine, fitted wall units, partially tiled walls, tiled flooring and a single-glazed window to the rear elevation

Shower Suite

This space has a low level flush W/C, a vanity unit wash basin, a shower enclosure with a wall-mounted electric shower fixture, floor to ceiling tiles, a radiator, a singular recessed spotlight and a double-glazed obscure window to the side elevation

Living Room

20'10" x 11'4" (6.37m x 3.47m)

The living room has double-glazed windows to the front and side elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a coal-effect gas fire and a decorative marble surround, two radiators, a recessed shelving alcove and double French doors leading into the sun room

Sun Room

9'11" x 5'8" (3.04m x 1.75m)

The sun room has tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation and a single UPVC door to access the garden

Bedroom Four

13'9" x 6'3" (4.20m x 1.91m)

This room has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, fitted wardrobes, in-built cupboards and a wall-mounted electric heater

Double Garage

16'6" x 15'11" (5.03m x 4.60m)

The double garage has lighting, power points and a remote-controlled electric up and over door opening out onto the front driveway

FIRST FLOOR

Landing

The landing has a double-glazed obscure window to the front elevation, coving to the ceiling, carpeted flooring, a radiator, access to the loft and provides access to the first floor accommodation

Bedroom One

10'3" x 9'6" (3.13m x 2.92m)

The first bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, in-built wardrobes and access into the en-suite

En-Suite

8'9" x 3'0" (2.68m x 0.93m)

The en-suite has a low level flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, floor to ceiling tiles, a radiator and a double-glazed obscure window to the rear elevation

Bedroom Two

11'3" x 11'4" (3.44m x 3.46m)

The second bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator and a range of fitted furniture including wardrobes, illuminated display shelving, overhead storage cupboards, bedside units and additional storage

Bedroom Three

8'10" x 8'7" (2.70m x 2.64m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and recessed drawers

Bathroom

7'8" x 5'3" (2.36m x 1.62m)

The bathroom has a low level flush W/C, a vanity unit wash basin, a sunken bath with a tiled surround, a radiator with a chrome towel rail, floor to ceiling tiles, a singular recessed spotlight and a double-glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a double iron gated driveway with access into the double garage and a range of plants and shrubs

Rear

To the rear of the property is a private enclosed garden with paved patio, a range of mature plants and shrubs, an outdoor tap, external lighting, a timber shed/summer house and fence panelling

DISCLAIMER

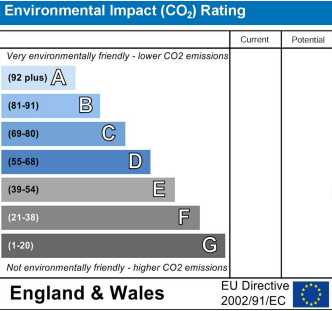
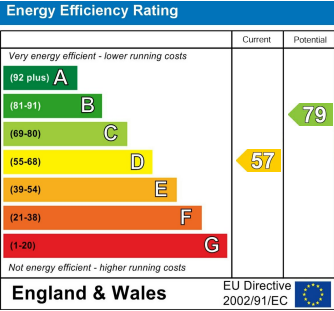
Council Tax Band Rating - Gedling Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Woodthorpe Drive, Woodthorpe, Nottinghamshire NG5 4FT



## 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.  
© HoldenCopley

## 0115 7734300

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

[mapperleyoffice@holdencopley.co.uk](mailto:mapperleyoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.