

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Woodborough, Nottinghamshire NG14 6EA

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Guide Price £750,000



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GUIDE PRICE: £750,000 - £775,000

PREPARE TO BE IMPRESSED...

This exceptional five-bedroom contemporary detached house is beautifully presented throughout and occupies a generous plot in the sought-after village of Woodborough, nestled within the picturesque Nottinghamshire countryside. The property is set across two versatile floors, offering modern features such as underfloor heating, porcelain tiled flooring, a fully serviced CCTV and security alarm, and stylish finishes throughout. Internally, the ground floor features a welcoming entrance hall with a W/C, two spacious reception rooms, and a stylish fitted kitchen with Granite worktops and integrated appliances, open-plan to a comfortable lounge. Three double bedrooms are also located on the ground floor, along with a family bathroom suite and an en-suite to bedroom two. Upstairs, the galleried landing leads to a large master bedroom with an en-suite and dressing room, as well as the fifth double bedroom, which can also serve as a versatile office space. Outside, the front of the property is complemented by a driveway offering ample off-road parking, in addition to a double garage. To the rear, the south-facing landscaped garden boasts a porcelain patio area and a large outhouse, providing the perfect space for outdoor relaxation and entertainment. Woodborough is a highly regarded village with a range of local amenities, including popular village inns, a church, and highly rated primary schooling. The village is well-connected, with easy access to Arnold, Mapperley Plains, and direct road links into Nottingham City Centre. The nearby regional centres of Southwell, Newark on Trent, Mansfield, Grantham, and Leicester are easily reachable, as well as the M1 motorway network and East Midlands Airport.

MUST BE VIEWED







- Detached Contemporary Family Home
- Five Double Bedrooms
- Two Reception Rooms
- Fully Integrated Fitted Kitchen Open Plan To Lounge
- Underfloor Heating
- Three Modern Bathroom Suites & Ground Floor WC
- Fully Serviced CCTV & Security Alarm
- South-Facing Garden With Outhouse
- Driveway & Double Garage
- Sought-After Village Location











GROUND FLOOR

Entrance Hall

10'6" x 4'9" (3.21 x 1.46)

The entrance hall features Porcelain tiled flooring, recessed spotlights, a wall-mounted digital thermostat, an in-built cloak cupboard, and a single wooden door with a frosted glass panelled window to the side, providing access into the accommodation.

W/C

5'9" x 2'10" (1.77 x 0.88)

This space has a low level dual flush W/C, a countertop wash basin, decorative tiled splashback, Porcelain tiled flooring, recessed spotlights, and a double-glazed obscure window to the front elevation.

Inner Hallway

10'10" (max) x 13'10" (max) (3.31 (max) x 4.23 (max))

The inner hall has Porcelain tiled flooring, a radiator, recessed spotlights, an in-built double door cupboard, and cantilevered stairs with a glass balustrade.

Dining Room

12'10" x 10'11" (3.93 x 3.08)

The dining room features a double-glazed window to the front elevation, Porcelain tiled flooring, a stylish column radiator, and decorative corning to the ceiling.

Living Room

23'11" x 13'10" (7.30 x 4.23)

The living room boasts a double-glazed square bay window to the front elevation, complete with a fitted window seat, allowing for a cosy and inviting space. The room is enhanced by stylish Herringbone LVT flooring, two column radiators, and recessed spotlights, while a recessed alcove houses the log-burning stove with a stone surround. A sliding patio door at the rear provides seamless access to the garden, filling the space with natural light and creating a perfect blend of comfort and functionality.

Kitchen

21'0" x 10'5" (6.41 x 3.18)

The kitchen features a range of fitted shaker-style base and wall units topped with Granite worktops and a breakfast bar, two undermount sinks with a Quooker mixer tap, and a suite of integrated appliances, including a dishwasher, oven, micro-oven, steam oven, warming drawer, and an induction hob with an angled extractor fan and splashback. There is also an integrated washing machine, an integrated wine fridge, and space for an American-style fridge freezer. The space is enhanced by Porcelain tiled flooring with underfloor heating, recessed spotlights, a column radiator, and a TV point, while seamlessly flowing into the lounge in an open-plan layout.

Lounge

15'10" x 10'6" (4.84 x 3.22)

The lounge has an insulated conservatory roof with a vaulted ceiling design, recessed spotlights, Porcelain tiled flooring, a range of double-glazed windows to the side and rear elevation, a single stable-style door and a set of double doors providing access to the garden.

Bathroom

9'4" x 8'0" (2.87 x 2.46)

The bathroom features a low-level dual flush W/C, a sleek stone ramp sink with wall-mounted chrome fixtures, and a wall-mounted LED vanity mirror. It boasts a luxurious walk-in shower enclosure with a tower panel shower, including body jets, an overhead rainfall shower, and a handheld shower head. Additionally, there's an egg-shell freestanding bath with floor-standing mixer taps and a handheld shower head. The space is enhanced by a wall-mounted TV, floor-to-ceiling tiles, underfloor heating, and recessed spotlights for a stylish, modern finish.

Bedroom Two

16'7" x 11'10" (5.08 x 3.62)

The second bedroom has wooden flooring, fitted sliding door wardrobes, a radiator, access into the second en-suite, and double doors opening out to the garden.

En-Suite Two

9'0" x 5'9" (2.76 x 1.76)

The second en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage, a walk-in shower enclosure with a twin-rainfall shower, floor-to-ceiling tiles, recessed spotlights, and a double-glazed obscure window to the side elevation.

Bedroom Three

11'10" x 11'5" (3.61 x 3.50)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a column radiator, recessed spotlights, and fitted sliding mirrored door wardrobes.

Bedroom Four

11'10" x 10'10" (3.61 x 3.32)

The fourth bedroom has a double-glazed window to the side elevation, carpeted flooring, and a column radiator.

FIRST FLOOR

Landing

13'4" x 9'2" (4.08 x 2.81)

The landing has carpeted flooring, eaves storage, two skylight windows, recessed spotlights, a glass balustrade, and provides access to the first floor accommodation.

Master Bedroom

21'1" x 18'8" (6.43 x 5.70)

The main bedroom has a double-glazed window to the front and side elevation, carpeted flooring, a column radiator, an air-conditioning unit, and access into the en-suite and dressing room.

En-Suite

11'6" x 5'11" (3.52 x 1.56)

The en-suite features a concealed dual flush W/C, a wall-mounted wash basin with fitted storage, and a luxurious walk-in shower enclosure with a tower panel shower, including body jets, an overhead rainfall shower, and a handheld shower head. It is complemented by floor-to-ceiling tiles, underfloor heating, a chrome heated towel rail, recessed spotlights, an extractor fan, in-ceiling speakers, and a skylight window for natural light.

Dressing Room

13'9" x 5'4" (4.21 x 1.64)

The dressing room has recessed spotlights, in-ceiling speakers, carpeted flooring, and fitted sliding mirrored door wardrobes.

Bedroom Five / Office

13'5" x 10'3" (4.10 x 3.13)

The fifth bedroom / office has a double-glazed window to the rear elevation, carpeted flooring, a column radiator, and recessed spotlights.

OUTSIDE

Front

The front of the property features a driveway with plenty of off-road parking, access to the double garage, courtesy lighting, established trees, plants, and shrubs, along with gated access to the rear garden.

Double Garage

22'4" x 19'9" (6.83 x 6.03)

The double garage is equipped with ceiling strip lights, a wall-mounted boiler, power points, a side-facing window, a side access door, and two electric up-and-over doors leading to the front driveway.

Rear

At the rear of the property is a private, south-facing garden with Porcelain patio areas, a retractable canopy, a lawn bordered by pebbles, decorative plants and shrubs, courtesy lighting, an outdoor tap, access to a large outhouse, and fenced boundaries.

Outbuilding

24'11" x 6'2" (7.61 x 1.88)

This space has wooden flooring, recessed spotlights, a half-vaulted ceiling with a Velux window, a consumer unit, a window overlooking the garden, and a single door to access the garden.

ADDITIONAL INFORMATION

Broadband – Openreach  
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)  
Phone Signal – Good 4G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

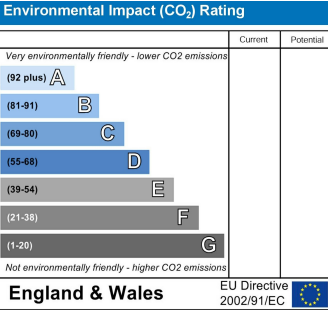
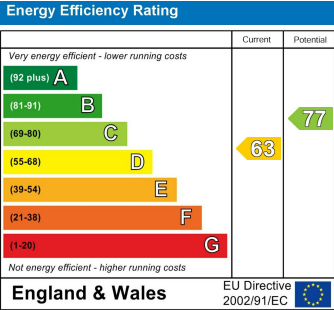
Council Tax Band Rating - Gedling Borough Council - Band G  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

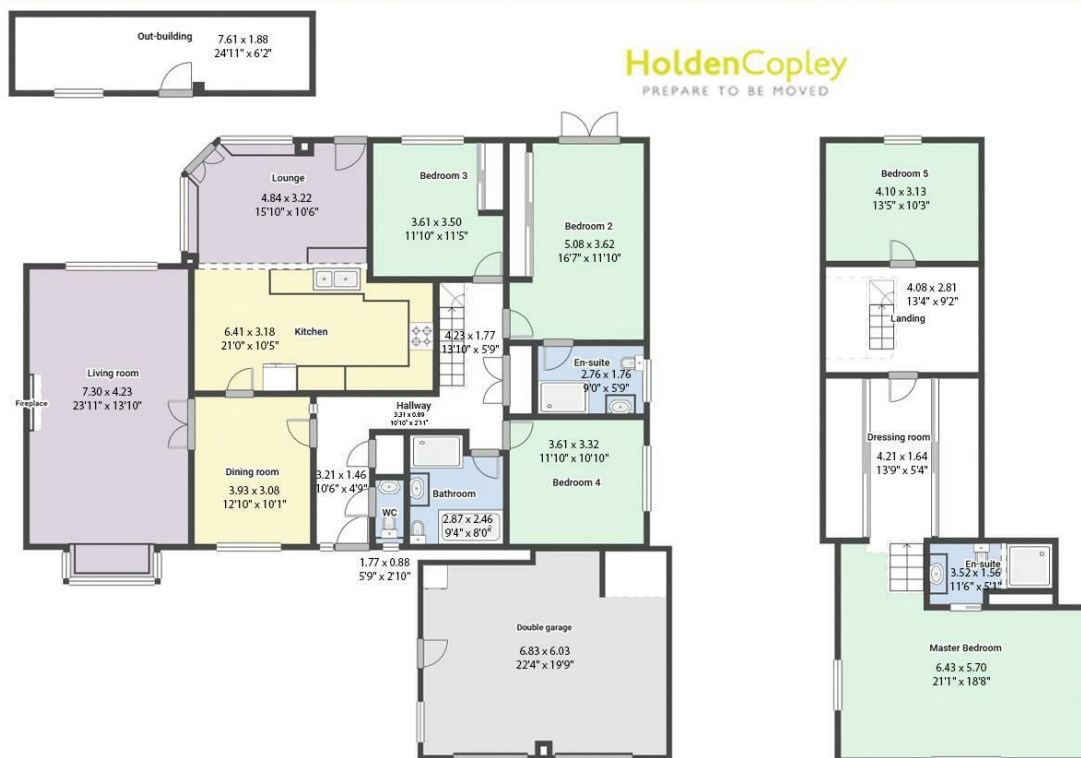
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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