

# HoldenCopley

PREPARE TO BE MOVED

Grouville Drive, Woodthorpe, Nottinghamshire NG5 4NN

---

Guide Price £375,000 - £385,000



Grouville Drive, Woodthorpe, Nottinghamshire NG5 4NN





GUIDE PRICE: £375,000 - £385,000

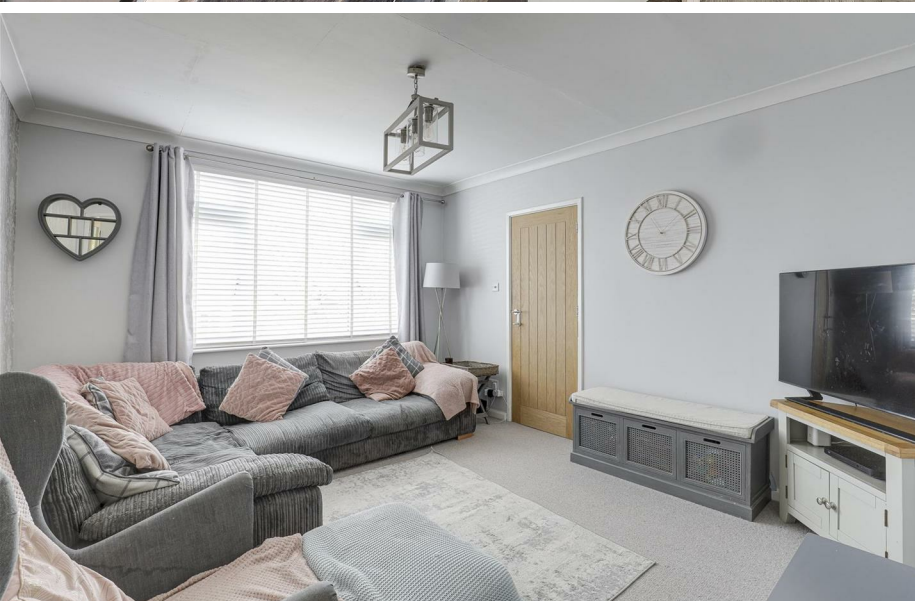
## THE PERFECT FAMILY HOME...

Nestled in a sought-after location, this beautifully presented three-bedroom detached house has been significantly upgraded in recent years, creating the perfect home for a growing family. Ideally positioned close to the excellent amenities of Arnold and Mapperley, as well as outstanding school catchments and convenient commuting links, this property offers both style and practicality. The ground floor boasts a welcoming porch and entrance hall, leading to a spacious living room and a stunning newly fitted kitchen, seamlessly open-plan to the dining area—ideal for modern family living. Additionally, a versatile office space, a utility WC, and internal access to the garage enhance functionality. Upstairs, three generously sized double bedrooms, all benefiting from ample storage, are serviced by a contemporary family bathroom with a separate WC. Externally, the property enjoys a lawned front garden with a driveway and a newly installed EV charger, while the private rear garden is beautifully maintained, providing a tranquil outdoor retreat.

## MUST BE VIEWED







- Detached House
- Three Double Bedrooms
- Spacious Living Room & Separate Office Space
- Stylish Open Plan Kitchen Diner
- Utility WC
- Modern Bathroom With Separate WC
- Driveway & Garage
- Private Garden With Patio Areas
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has tiled flooring, exposed brick walls, and double French doors providing access into the accommodation.

Entrance Hall

The entrance hall has LVT flooring, carpeted stairs, coving to the ceiling, a radiator, and a single UPVC door via the porch.

Office

7\*5" x 3\*7" (2.28m x 1.10m)  
The office has carpeted flooring, a radiator, and a wood-framed obscure window to the side elevation.

Living Room

13\*8" x 11\*9" (4.17m x 3.59m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling,

Kitchen Diner

20\*9" x 11\*4" (6.33m x 3.47m)  
The kitchen has a range of fitted shaker-style base and wall units with Quartz worktops and breakfast bar, a Belfast style sink with swan neck mixer tap, an integrated oven with a five-ring gas hob and an extractor fan, an integrated dishwasher, an integrated wine cooler, space for a fridge freezer, space for a dining table, two vertical radiators, recessed spotlights, a TV point, LVT flooring, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access, and double French doors opening out to the rear garden.

Utility Room

7\*3" x 5\*8" (2.21m x 1.74m)  
The utility room has a low level dual flush WC, fitted handleless base and wall units with wood-effect worktops, a ceramic sink with a brushed steel mixer tap, space and plumbing for a washing machine, LVT flooring, and a UPVC double-glazed obscure window to the rear elevation.

Garage

17\*10" x 9\*6" (5.46m x 2.90m)  
The garage has a single door to the rear garden and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting.

Bedroom One

13\*7" x 11\*10" (4.15m x 3.62m)  
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a dado rail, a TV point, and a double fitted wardrobe.

Bedroom Two

12\*3" x 11\*9" (3.75m x 3.59m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a double fitted wardrobe.

Bedroom Three

9\*8" x 8\*8" (2.95m x 2.66m)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built wardrobe.

Bathroom

8\*10" x 5\*4" (2.71m x 1.63m)  
The bathroom has a pedestal wash basin, a \*P\* shaped bath with an overhead gold rainfall shower and a handheld shower head, a glass shower screen, a heated towel rail, LVT flooring, fully tiled walls, coving to the ceiling, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

WC

This space has a low level dual flush WC, LVT flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with a newly-fitted EV charger, access into the garage, a lawned area with various plants and shrubs, courtesy lighting, and gated entry to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of established trees, plants and shrubs, a shed, a patio pathway, blue slate chippings, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G 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 – The garage has developed a small leak.

DISCLAIMER

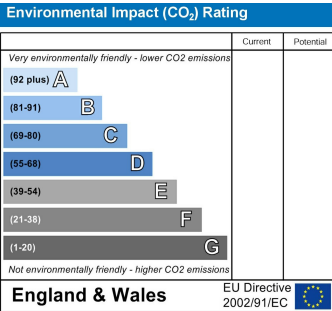
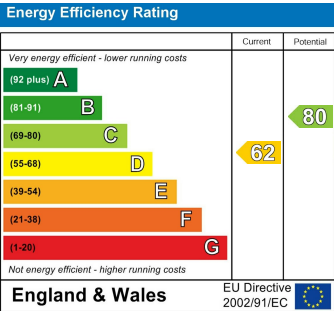
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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.

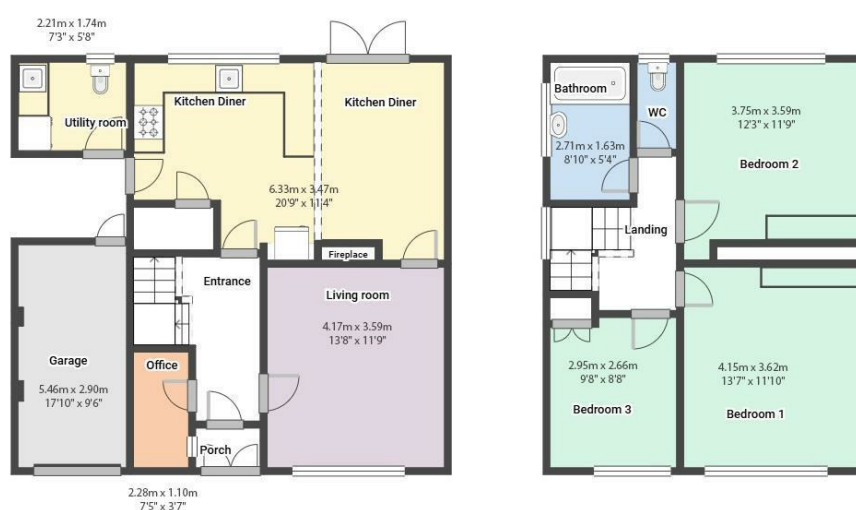
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.





# Grouville Drive, Woodthorpe, Nottinghamshire NG5 4NN



## 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.