

# HoldenCopley

PREPARE TO BE MOVED

Weston Close, Woodthorpe, Nottinghamshire NG5 4FS

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Guide Price £600,000 - £650,000



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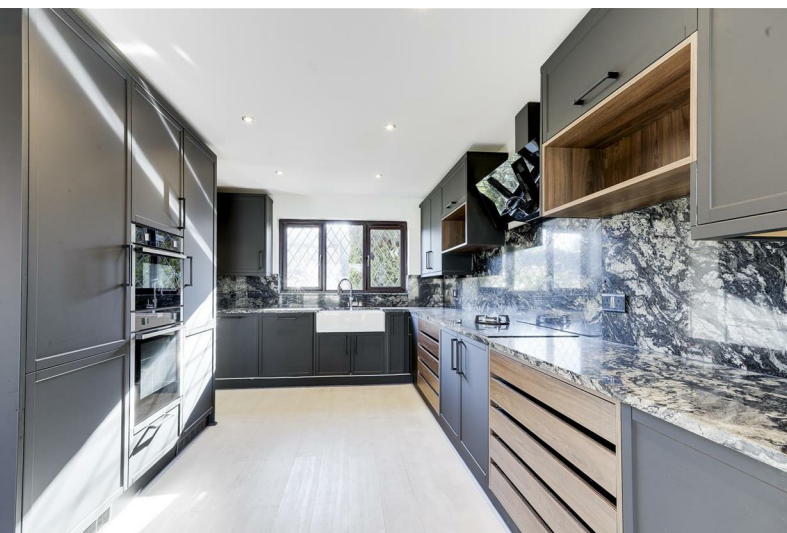


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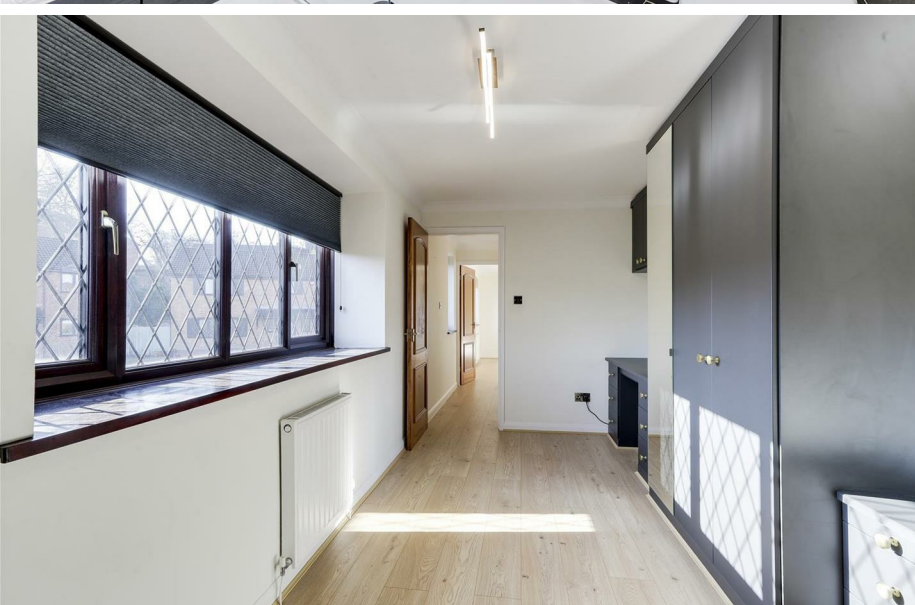
NO UPWARD CHAIN...

Welcome to this spacious detached home offers an ideal blend of indoor and outdoor living, making it perfect for immediate occupancy and is being sold with no upward chain and has been renovated recently including a brand new conservatory and a new boiler with a Nest thermostat. Nestled in a quiet cul-de-sac within a highly sought-after area, the property benefits from convenient access to excellent schools, a variety of local amenities, and the City Hospital, as well as easy links into the City Centre. Upon entering the home, you are welcomed by a hallway that provides access to a ground-floor W/C. The generous living room features sliding patio doors that open into a bright and airy conservatory, which itself boasts double French doors leading out to the rear garden. A separate dining room offers an additional space for entertaining, while the modern fitted kitchen also benefits from double French doors opening onto the garden, creating a seamless flow between indoor and outdoor spaces. The first floor comprises four well-proportioned bedrooms, each fitted with built-in wardrobes for ample storage. The master bedroom enjoys the added luxury of an en-suite, while the remaining bedrooms share a stylish three-piece shower room. Externally, the front of the property features a double-width driveway with courtesy lighting, as well as access to a spacious double garage. The private and enclosed rear garden has a block-paved patio, a lawn, raised planters, and a fenced boundary. Additional features include security lighting, an outdoor tap, and gated access, ensuring both convenience and privacy.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Three-Piece Shower Room & Ground Floor W/C
- En-Suite To The Master Bedroom
- Double Garage & Driveway
- Enclosed Rear Garden











GROUND FLOOR

Hallway

12'5" x 10'9" (3.80 x 3.30)  
The hallway has wood-effect flooring, carpeted stairs, an understairs in-built cupboard, two UPVC double glazed obscure windows to the front elevation, and a double glazed door providing access into the accommodation.

WC

5'5" x 4'7" (1.67 x 1.40)  
This space has a low level flush W/C, a vanity-style wash basin, a chrome heated towel rail, coving to the ceiling, partially tiled walls, and vinyl flooring.

Living room

21'1" x 15'3" (6.44 x 4.67)  
The living room has a double glazed window to the front elevation, coving to the ceiling, TV point, a feature fireplace with a decorative surround, two radiators, wood-effect flooring, sliding patio doors opening to the conservatory, and access into the dining room.

Conservatory

13'5" x 13'3" (4.09 x 4.06)  
The conservatory has wood-effect flooring, a polycarbonate roof, a range of double glazed windows to the rear elevation, and double doors opening out to the rear garden.

Dining Room

12'5" x 9'11" (3.80 x 3.04)  
The dining room has a double glazed window to the rear elevation, coving to the ceiling, a radiator, and wood-effect flooring.

Kitchen

21'2" x 9'9" (6.46 x 2.98)  
The kitchen has a range of fitted base and wall units with Granite worktops, a double Belfast sink with a swan neck Quooker tap, an integrated double oven with a combi gas and electric hob and extractor fan, tiled splash back, tiled flooring with under floor heating, recessed spotlights, a double glazed window to the front elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

15'4" x 9'8" (4.69 x 2.97)  
The landing has a double glazed obscure window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, access to the loft, and access to the first floor accommodation.

Master

15'5" x 10'9" (4.70 x 3.29)  
The main bedroom has a double glazed window to the rear elevation, coving to the ceiling, a radiator, fitted wardrobes, wood-effect flooring, and access into an en-suite

En-Suite

7'1" x 5'4" (2.16 x 1.65)  
The en-suite has a double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, partially tiled walls, and vinyl flooring with underfloor heating.

Bedroom Two

14'5" x 12'0" (4.41 x 3.67)  
The second bedroom has a double glazed window to the front elevation, fitted wardrobes, coving to the ceiling, a radiator, and wood-effect flooring.

Bedroom Three

15'5" x 7'11" (4.71 x 2.42)  
The third bedroom has a double glazed window to the front elevation, fitted wardrobes, coving to the ceiling, a radiator, and wood-effect flooring.

Bedroom Four

12'8" x 8'11" (3.87 x 2.73)  
The fourth bedroom has a double glazed window to the rear elevation, fitted wardrobes, coving to the ceiling, a radiator, and wood-effect flooring.

Shower room

8'0" x 5'2" (2.46 x 1.60)  
The shower room has a double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, partially tiled walls, and vinyl flooring with underfloor heating.

OUTSIDE

Front

To the front of the property is a double width driveway, courtesy lighting and access into a double garage

Double Garage

20'6" x 18'3" (6.25 x 5.58)  
The double garage has ample storage, lighting, electrics, and two electric doors, opening to the driveway.

Rear

To the rear of the property is a private enclosed garden with block paved patio, a lawn, security lighting, an outdoor tap, raised planters, fence panelling boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
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 F  
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.

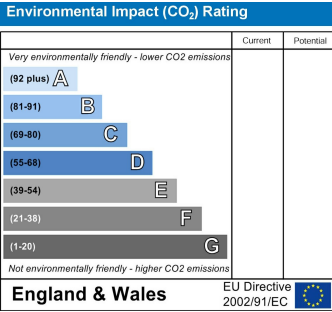
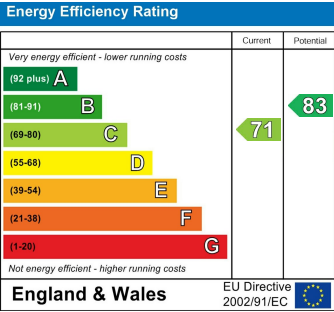
The vendor has advised the following:  
Property Tenure is Freehold

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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.

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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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