

HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP

Guide Price £230,000 - £275,000

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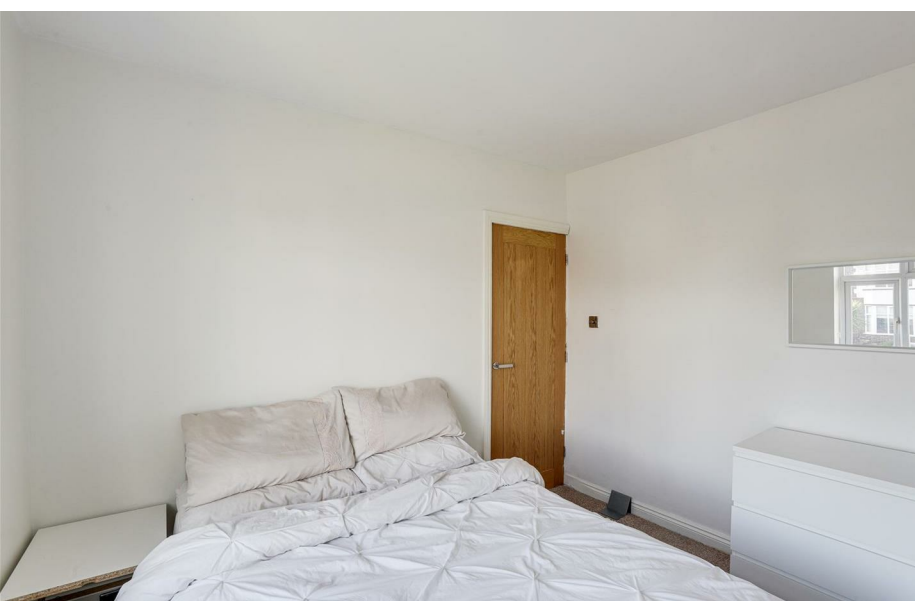
GUIDE PRICE: £230,000 - £250,000

RENOVATED THROUGHTOUT...

This stunning three-bedroom semi-detached home is situated in the highly sought-after area of Woodthorpe, just moments from the vibrant Mapperley Top, located near excellent transport links, and the picturesque Woodthorpe Grange Park. Benefiting from a full renovation throughout to include a sleek and contemporary interior, the property benefits from a full renovation, making it move-in ready for a family buyer. Internally, the ground floor comprises an entrance hall with a composite door, a bright and spacious living room featuring a striking cast iron fireplace, a WC, and a stylish fitted kitchen showcasing a range of modern units and integrated appliances. Upstairs, three generously sized bedrooms provide comfortable accommodation, complemented by a chic three-piece wet room suite. Externally, the front of the property features a neatly paved area, while the rear offers an inviting raised decking space with a pergola, alongside a low-maintenance artificial lawn. This beautifully modernised home is an ideal choice for those seeking style, comfort, and convenience in a prime location.

MUST BE VIEWED... NO UPWARD CHAIN...





- Semi-Detached House
- Three Spacious Bedrooms
- Feature Cast Iron Fireplace
- Modern Fitted Kitchen
- Ground Floor W/C
- Three-Piece Wet Room Suite
- Modern Design Throughout
- Large Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'11" x 6'1" (3.64m x 1.87m)

The entrance hall has tiled flooring with underfloor heating, a wooden staircase, an in-built under the stairs cupboard, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

13'8" x 10'7" (4.18m x 3.23m)

The living room has tiled flooring with underfloor heating, a feature cast iron fireplace with a hearth, a TV point, a radiator, and a UPVC double-glazed window to the front elevation.

Kitchen

17'8" max x 8'0" (5.39m max x 2.44m)

The kitchen has a range of fitted base and wall units with worktops and tiled splashback, an integrated double-oven, an electric hob with an angled extractor fan, a stainless steel sink and a half with a mixer tap, an integrated microwave, an integrated fridge freezer, recessed spotlights, tiled flooring with underfloor heating, two UPVC double-glazed windows to the rear elevation, and UPVC double-glazed French doors leading out to the rear garden.

W/C

3'7" x 2'6" (1.1m x 0.77m)

This space has a concealed low level dual flush W/C, a wash basin with a mixer tap, tiled walls and flooring, underfloor heating, and a UPVC double-glazed obscure window to the rear elevation.

Utility Cupboard

The under the stairs utility cupboard has space and plumbing for a washing machine.

FIRST FLOOR

Landing

9'1" max x 7'2" (2.79m max x 2.20m)

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

Master Bedroom

10'11" max x 9'10" (3.33m max x 3.00m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the front elevation.

Bedroom Two

10'0" x 8'0" (3.07m x 2.46m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the rear elevation.

Bedroom Three

9'2" x 6'11" (2.81m x 2.13m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the rear elevation.

Wet Room

5'3" x 5'1" (1.62m x 1.57m)

The wet room has a concealed low level dual flush W/C, a countertop wash basin, rainfall and handheld shower fixtures, tiled walls and flooring, underfloor heating, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTDOOR

Front

To the front of the property is a paved area, a stone brick wall boundary, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a raised decking seating area with a Pergola, planted borders, an artificial lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and most 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

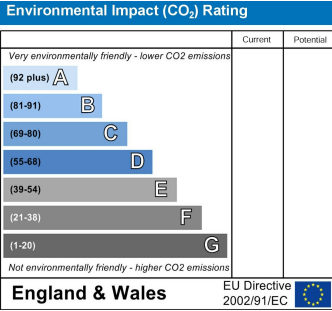
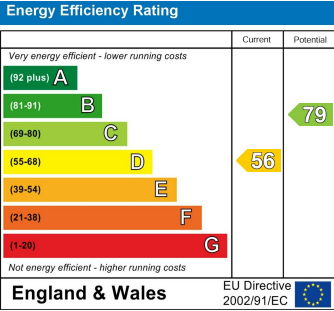
Council Tax Band Rating - Gedling District Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

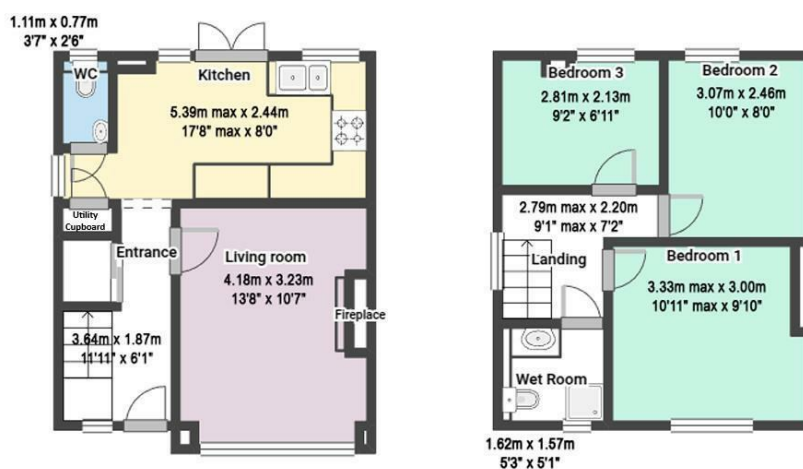
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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