

# HoldenCopley

PREPARE TO BE MOVED

Holmefields, Main Street, Woodborough, Nottinghamshire NG14 6EA

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Offers In Excess Of £700,000



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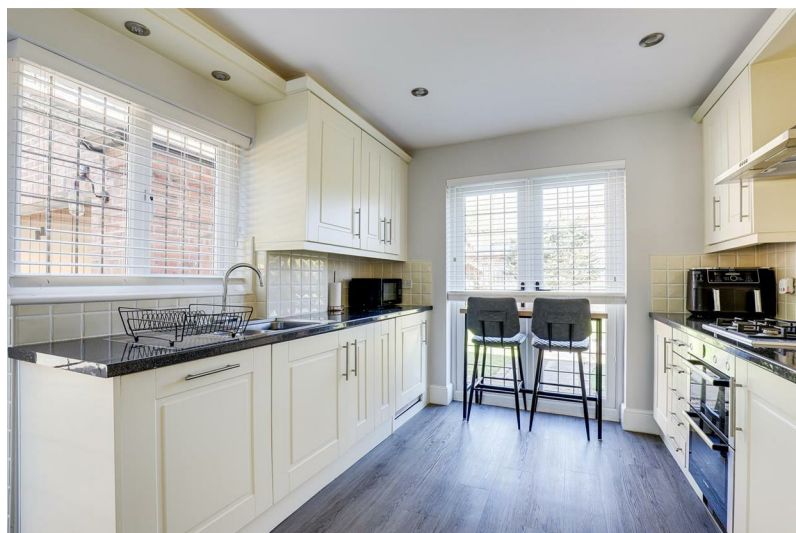




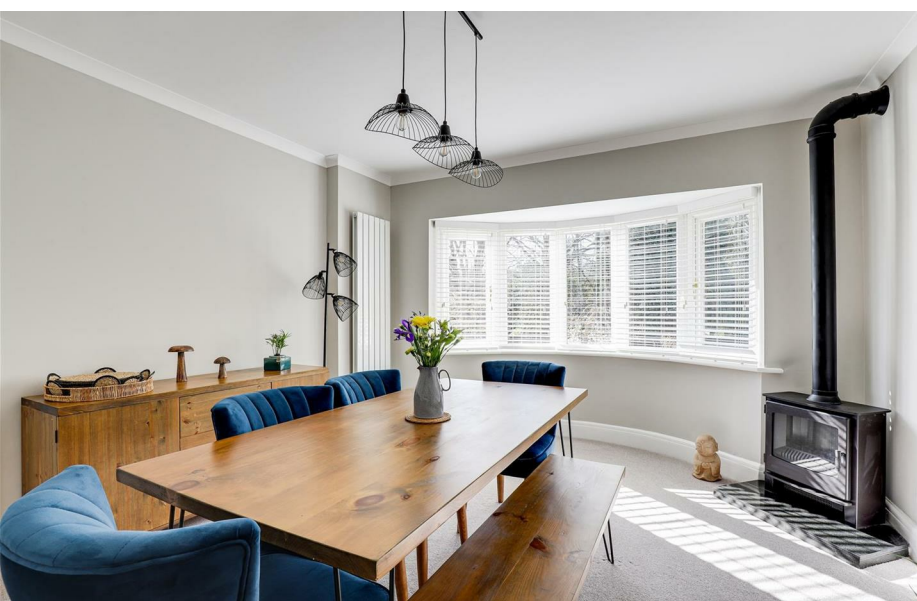
## DETACHED DORMA BUNGALOW...

This character full home set on a generous plot within a popular village setting, this well-maintained three-bedroom detached dorma bungalow offers spacious and adaptable living, ideal for families ready to move in. The home enjoys a peaceful location with easy access to local amenities and holds great potential for future development, subject to permissions and benefits from ATMSS air flow system . Inside, the bright living room welcomes you with a bay window and an electric stove set into a fireplace, with the capped chimney offering the option to reinstate a real fire. A separate dining room mirrors this charm with its own bay window and matching stove. The modern kitchen provides ample storage and workspace, with French doors leading directly to the rear garden. The ground floor includes a double bedroom and a sleek four-piece bathroom, while upstairs you'll find two more generous double bedrooms, both with useful eaves storage. Outside, the property continues to impress. The front garden features a neat lawn, slate area and mature planting, with a long driveway leading to a large double garage with electric doors. The garage includes a utility room and WC and has previously held lapsed planning permission for conversion into a two-bedroom bungalow. There is also expired consent for a first-floor en-suite or bathroom addition to the main house. The side garden offers gravel and established plants with a log store, while the rear garden is a private haven with slate beds, mature greenery, two patio areas, one with a gazebo and a shed. Fencing and hedging ensure a sense of privacy and security, with direct rear access to the garage completing the outdoor space.

MUST BE VIEWED







- Detached Dorma Bungalow
- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Double Garage
- Spacious Front, Side & Rear Gardens
- Popular Location
- Must Be Viewed









GROUND FLOOR

Porch

Entrance Hall

15'2" x 5'7" (4.63m x 1.72m)  
The entrance hall has two full height windows to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and a door providing access into the accommodation.

Living Room

12'0" x 14'9" (3.67m x 4.52m)  
The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with an electric stove and Granite hearth with a capped chimney to allow for an open fire, coving to the ceiling, and carpeted flooring.

Dining Room

12'0" x 13'9" (3.67m x 4.21m)  
The dining room has a UPVC double glazed bay window to the front elevation, a Vertical radiator, an electric stove with a Granite hearth and a capped chimney to allow for an open fire, coving to the ceiling, and carpeted flooring.

Kitchen

9'11" x 11'11" (3.03m x 3.64m)  
The kitchen has a range of fitted base and wall units, a worktop, a stainless steel sink and half with a swan neck mixer tap and drainer. an integrated Bosh double oven, a gas ring hob and extractor fan, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, tiled splash back, hard LVT flooring, an integrated carpet runner, recessed spotlights, a UPVC double glazed window to the side elevation, a UPVC door opening to the side elevation, and double French doors opening to the rear garden.

Master Bedroom

12'0" x 10'11" (3.67m x 3.35m)  
The main bedroom bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

7'7" x 6'3" (2.33m x 1.92m)  
The bathroom has a UPVC double glazed obscure bow window to the rear elevation, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a panelled bath with a handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

FIRST FLOOR

Landing

7'2" x 14'5" (2.20m x 4.41m)  
The landing has a UPVC double glazed window to the front elevation, a radiator, eaves storage, and carpeted flooring.

Bedroom Two

11'5" x 10'9" (3.48m x 3.29m)  
The second bedroom has a UPVC double glazed window to the side elevation, a radiator, eaves storage, access into the loft, and carpeted flooring.

Bedroom Three

11'5" x 10'9" (3.48m x 3.29m)  
The third bedroom has a UPVC double glazed window to the side elevation, a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, various planted slate gravelled areas with established plants, shrubs and bushes, a driveway for a number of vehicles, access into the double garage, and access to the side and rear gardens.

Garage

18'4" x 18'4" (5.59m x 5.59m)  
The double garage has ample storage, lighting electrics, a window to the side elevation, access into the utility room and W/C, and an electric side opening door providing access out to the driveway, with expired planning permission for a two bedroom bungalow.

Potential Utility Room/ Hallway

14'0" x 6'8" (4.29m x 2.04m)  
The potential utility room/hallway has lighting, electrics, and doors opening to the rear garden.

W/C

6'8" x 3'3" (2.04m x 1.01m)  
This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, a wall-mounted water heater, and tiled flooring.

Side

To the side of the property is a gravelled area, an established planted area, a log store, and access to the rear garden.

Rear

To the rear of the property is gravelled planted areas with established bushes, trees and shrubs, a patio seating area, a patio with a gazebo, a shed, a fence panelled and hedged boundary, and access into the garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps  
Phone Signal – Good coverage of Voice, 4G - 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 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.

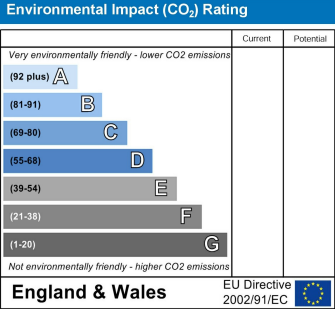
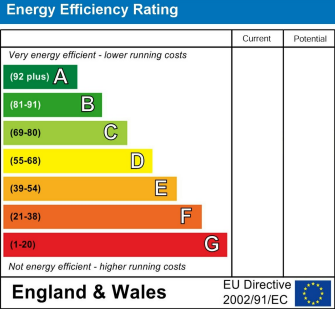
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

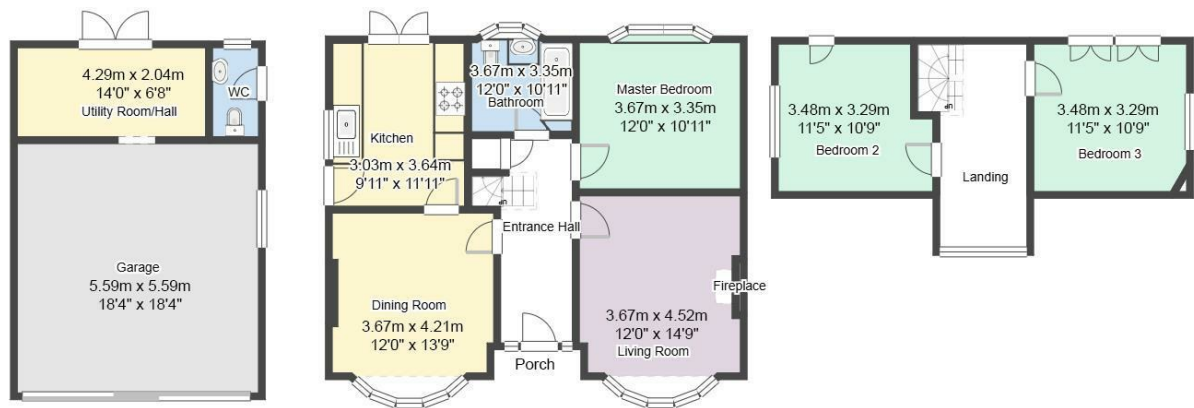
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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