

HoldenCopley

PREPARE TO BE MOVED

Woodland Grove, Woodthorpe, Nottinghamshire NG5 3FX

Guide Price £425,000

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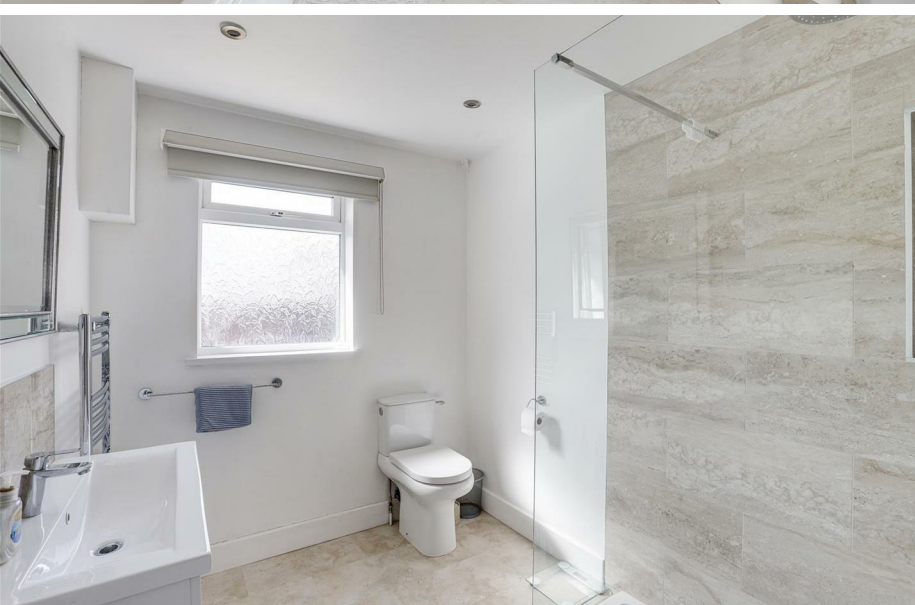
GUIDE PRICE... £425,000 - £450,000

FANTASTIC-SIZED HOUSE IN DESIRABLE LOCATION...

This substantial six-bedroom semi-detached home has been beautifully extended and refurbished throughout, offering an exceptional blend of space, style, and modern comfort—perfect for a large or growing family. Occupying a desirable corner plot in the sought-after Woodthorpe area, the property enjoys a prime location just minutes from Woodthorpe Grange Park, a variety of local shops, excellent school catchments, and convenient commuting links. Upon entering, a welcoming hallway leads to the ground floor, where you'll find a spacious reception room with open access into the bright and airy living room, creating a seamless flow ideal for both relaxation and entertaining. The contemporary fitted kitchen is generously proportioned, complemented by a separate utility room for added convenience. The ground floor is further enhanced by a well-appointed WC and a large double bedroom, complete with its own en-suite, offering versatility as a guest suite or private retreat. The first floor hosts four beautifully presented double bedrooms, with one benefitting from a private en-suite, while the remaining three are serviced by a modern shower room. Ascending to the second floor, a further double bedroom is accompanied by another stylish shower room, as well as access to a dedicated playroom or additional storage space—perfect for family needs. Externally, the property continues to impress, with a driveway providing off-road parking at the front. To the rear, a well-maintained enclosed garden offers a private outdoor oasis, ideal for family gatherings, play areas, or simply unwinding in a peaceful setting. With its extensive living space, high-quality finishes, and excellent location, this stunning home is a must-see for families looking for their forever home.

MUST BE VIEWED





- Extended & Refurbished Semi-Detached House
- Six Double Bedrooms
- Two Reception rooms
- Large Kitchen & Separate Utility
- Two Shower Rooms, Two En-Suites & Ground Floor WC
- Beautifully Presented Throughout
- Solar Panels
- Driveway
- Well-Maintained Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

14'5" x 6'11" (4.41m x 2.12m)

The entrance hall has wall-mounted coat hooks, tiled flooring, a wall-mounted electric radiator, fitted storage cupboards, and a single composite door with stained-glass windows providing access into the accommodation.

WC

5'5" max x 3'6" (1.67m max x 1.09m)

This space has a low level flush WC, a wash basin with fitted storage underneath, tiled splashback, and tiled flooring.

Reception Room

12'2" x 11'2" (3.71m x 3.41m)

This versatile room has a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation, carpeted flooring, a wall-mounted electric radiator, a recessed chimney breast alcove, and open plan to the living room.

Living Room

13'1" into bay x 11'1" (4.00m into bay x 3.40m)

The living room has a UPVC double-glazed bay window with stained-glass and bespoke fitted shutters to the front elevation, carpeted flooring, a TV point, and a recessed chimney breast alcove.

Utility Room

8'7" x 6'9" (2.64m x 2.07m)

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, fitted storage cupboards, tiled flooring, and a stable-style UPVC door providing access to the garden.

Kitchen/Diner

21'1" approx x 15'2" (6.45m approx x 4.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, two integrated ovens, an electric hob with an extractor hood and stainless steel splashback, two integrated dishwasher, space for a fridge freezer, space for a dining table with a bespoke fitted seat, tile-effect flooring, a wall-mounted electric radiator, a TV point, and a UPVC double-glazed window to the rear elevation.

Bedroom Six

19'1" approx x 14'6" (5.82m approx x 4.42m)

The sixth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a wall-mounted electric radiator, and access into the en-suite.

En-Suite Two

8'11" x 7'10" (2.72m x 2.41m)

The second en-suite has a low level flush WC, a wash basin with fitted storage underneath, a wall-mounted mirrored cabinet with LED lighting and touch-sensor, a corner fitted shower enclosure with an overhead twin-rainfall shower, vinyl flooring, partially tiled walls, a heated towel rail, a chrome towel rail, and a UPVC double-glazed obscure window with an integral blind to the front elevation.

FIRST FLOOR

Landing

14'10" x 6'11" (4.53m x 2.11m)

The landing has carpeted flooring, a wall-mounted electric radiator, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom Two

11'5" x 11'1" (3.48m x 3.40m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a recessed chimney breast alcove, and a wall-mounted electric radiator.

Bedroom Three

12'4" x 11'1" (3.78m x 3.40m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a recessed chimney breast alcove, and a wall-mounted electric radiator.

Shower Room

8'9" x 6'9" (2.68m x 2.07m)

The shower room has a low level flush WC, a vanity unit wash basin with fitted storage, a walk-in shower enclosure with an overhead twin-rainfall shower, partially tiled walls, tile-effect flooring, a chrome heated towel rail, an additional chrome towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Inner Landing

14'6" x 6'1" (4.43m x 1.86m)

The inner landing has carpeted flooring, in-built under stair cupboards, additional in-built storage cupboards, a UPVC double-glazed window to the front elevation, and a wall-mounted electric radiator.

Bedroom One

20'2" approx x 15'3" (6.15m approx x 4.66m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a wall-mounted electric radiator, a TV point, and access into the main en-suite.

En-Suite

8'10" x 7'11" (2.71m x 2.42m)

The main en-suite has a low level flush WC, a vanity unit wash basin with fitted storage underneath, a mirrored cabinet with LED lighting and touch-sensor, a corner fitted bath with a handheld shower head, a wall-mounted electric shower fixture and a glass shower screen, a wall-mounted electric radiator, tile-effect flooring, tiled splashback, an extractor fan, and a UPVC double-glazed obscure window with an integral blind to the front elevation.

Bedroom Four

16'11" approx x 12'5" (5.17m approx x 3.81m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a wall-mounted electric radiator.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Five

18'0" approx x 10'9" (5.50m approx x 3.30m)

The fifth bedroom has a vaulted ceiling, a Velux window, carpeted flooring, a TV point, eaves storage, and a wall-mounted electric radiator.

Shower Room

7'1" min x 5'11" (2.18m min x 1.81m)

The shower room has a low level dual flush WC, a vanity unit wash basin with fitted storage, a corner fitted shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a Velux window, tile-effect flooring, waterproof splashback, access into a large play / store room.

Play / Store Room

11'0" x 10'11" (3.37m x 3.35m)

This space has a vaulted ceiling, carpeted flooring, a Velux window, and a wall-mounted electric heater.

OUTSIDE

Front

To the front of the property is a block-paved driveway for off-road parking and a handrail leading to the front door.

Rear

To the rear of the property is an enclosed garden with a concrete seating area, a lawn, raised planters, external lighting, an outdoor tap, 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 – Electric 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 C

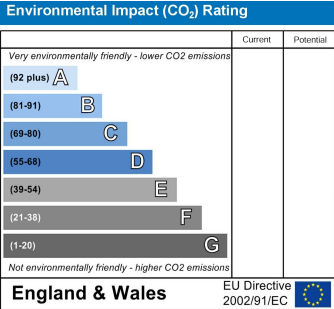
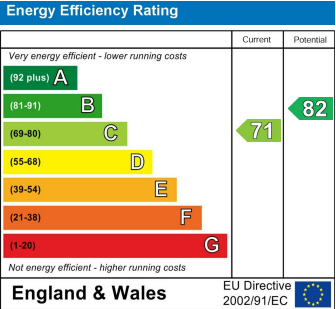
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The vendor has advised the following:
Property Tenure is Freehold

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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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