

# HoldenCopley

PREPARE TO BE MOVED

Woodland Grove, Woodthorpe, Nottinghamshire NG5 3FX

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Guide Price £400,000

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GUIDE PRICE... £400,000 - £450,000

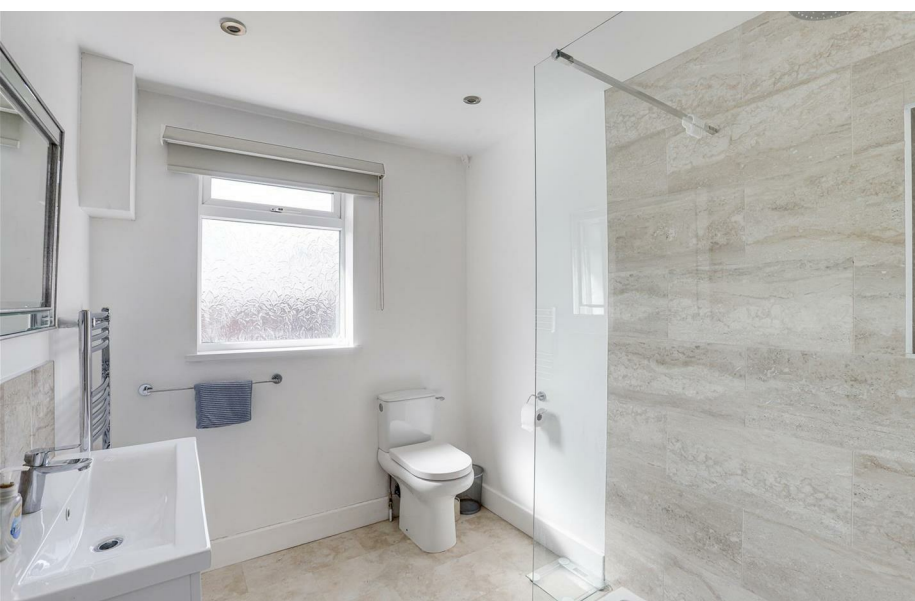
#### FANTASTIC-SIZED HOUSE IN DESIRABLE LOCATION...

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

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.

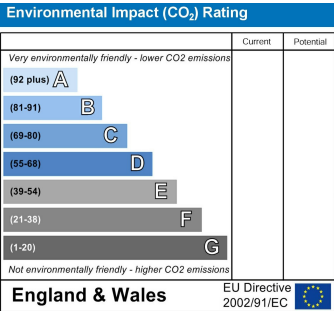
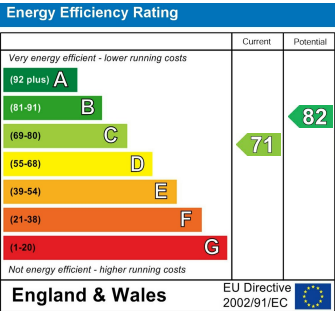
The vendor has advised the following:

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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**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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