

# HoldenCopley

PREPARE TO BE MOVED

Worcester Road, Woodthorpe, Nottinghamshire NG5 4HW

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Guide Price £280,000 - £300,000



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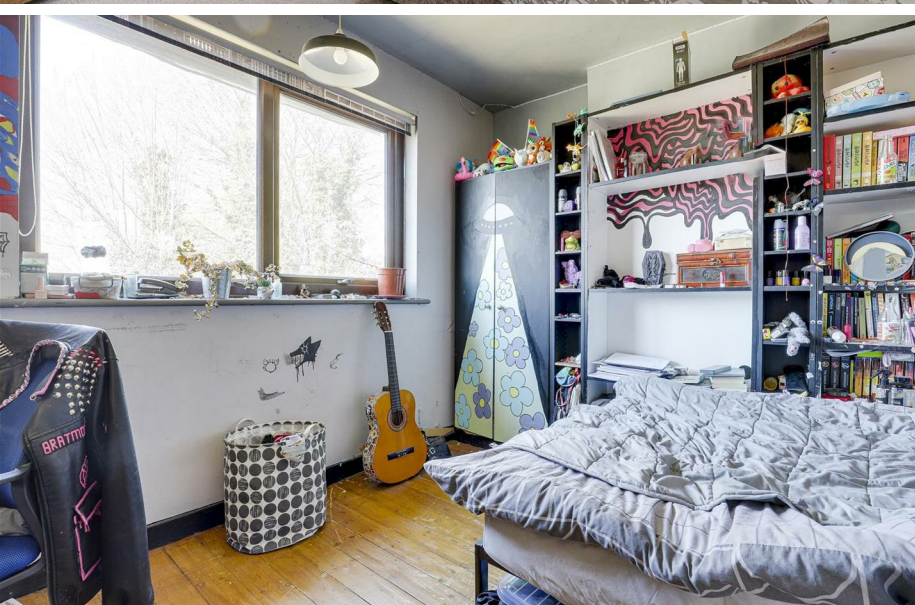
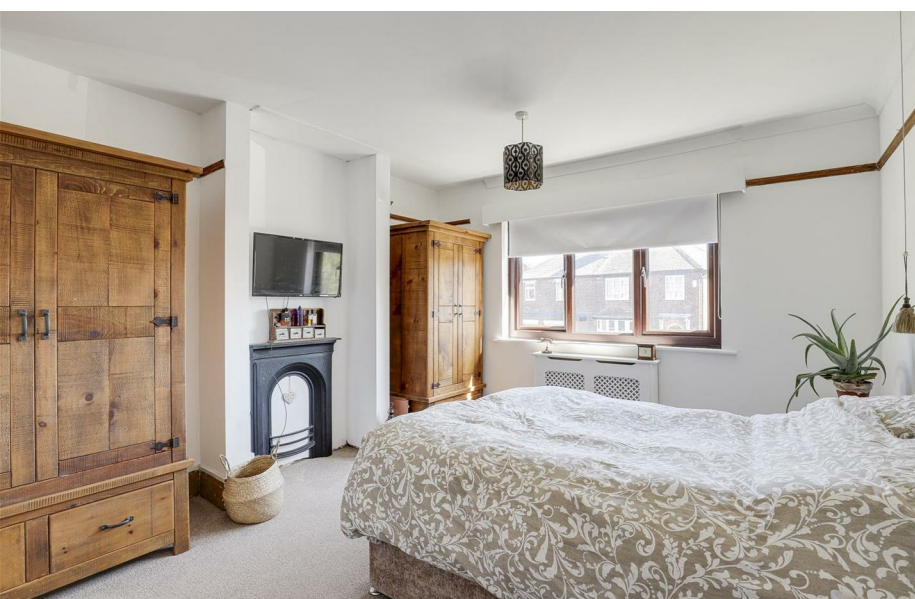
#### SOUGHT-AFTER LOCATION...

This presented three-bedroom semi-detached home is located in a sought-after area, close to a fantastic range of local amenities including shops, well-regarded schools, and excellent transport links, ideal for commuters and families alike. Internally, the ground floor boasts an entrance hall leading into a spacious living room, which flows through to the dining area—both rooms full with charm thanks to an exposed brick chimney breast and a large bay window to the front. Double French doors open out to the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience. The modern fitted kitchen benefits from a breakfast bar, making it the perfect hub for cooking, dining, and entertaining. Completing the ground floor is a handy W/C for added convenience. Upstairs, you'll find two generously sized double bedrooms, a further single bedroom, and a stylish four-piece bathroom suite. The property also benefits from a useful loft space, offering great potential for storage or future use. Outside, the property has a driveway providing off-road parking to the front. To the rear is a private, low-maintenance garden featuring a large gravelled patio surrounded by mature plants and shrubs, a decked seating area with a canopy and access to a garage for extra storage or parking.

#### MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Loft Space
- Driveway & Garage
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'8" x 7'5" (4.19m x 2.27m)

The entrance hall has exposed wooden flooring, a radiator, a picture rail, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Living Room

12'0" into bay x 11'5" (3.68m into bay x 3.49m)

The living room has exposed wooden flooring, ceiling coving, a recessed chimney breast alcove with an exposed brick surround, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'1" x 11'5" (3.69m x 3.49m)

The dining room has exposed wooden flooring, a radiator, ceiling coving, a traditional fireplace with an exposed brick chimney breast and double French doors opening out to the rear garden.

Kitchen

16'2" x 7'3" (4.93m x 2.23m)

The kitchen has a range of fitted base units with worktops and a breakfast bar, a Belfast sink with a swan neck mixer tap, a freestanding range cooker, an extractor fan and splashback, exposed wooden flooring and penny flooring, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

W/C

6'0" x 3'6" (1.83m x 1.07m)

This space has a low level dual flush W/C, a counter top wash basin with a mixer tap, partially panelled walls, vinyl flooring and a window to the side elevation.

FIRST FLOOR

Landing

7'5" x 6'5" (2.27m x 1.97m)

The landing has vinyl flooring, ceiling coving, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

12'7" x 11'5" (3.86m x 3.49m)

The main bedroom has carpeted flooring, a radiator, a traditional fireplace, a ceiling coving, a picture rail and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'6" x 10'5" (3.51m x 3.19m)

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

Bedroom Three

8'2" x 7'4" (2.51m x 2.26m)

The third bedroom has exposed wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'3" x 7'8" (2.53m x 2.36m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a freestanding double ended bath with central taps, a shower enclosure with a shower fixture, a radiator, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Hall

2'11" x 2'10" (0.89m x 0.87m)

The hall has exposed wooden flooring with a staircase providing access to the loft space.

Loft Space

15'8" x 11'0" (4.79m x 3.36m)

This space has laminate wood-effect flooring, a radiator and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a decked seating area with a wooden canopy, a large gravelled area, a variety of plants and shrubs, access to the garage and fence panelling boundaries.

Garage

16'4" x 8'5" (4.99m x 2.59m)

The garage has laminate wood-effect flooring, power supply, courtesy lighting, a window and a single door that provides access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 C

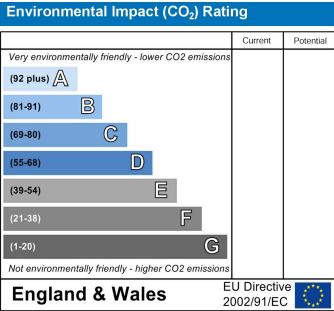
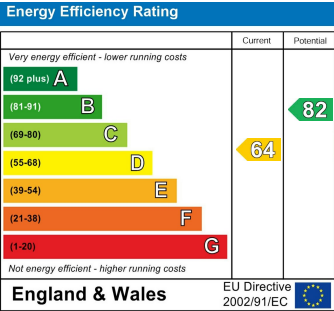
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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