

HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Woodthorpe, Nottinghamshire NG3 5PP

Offers In The Region Of £350,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

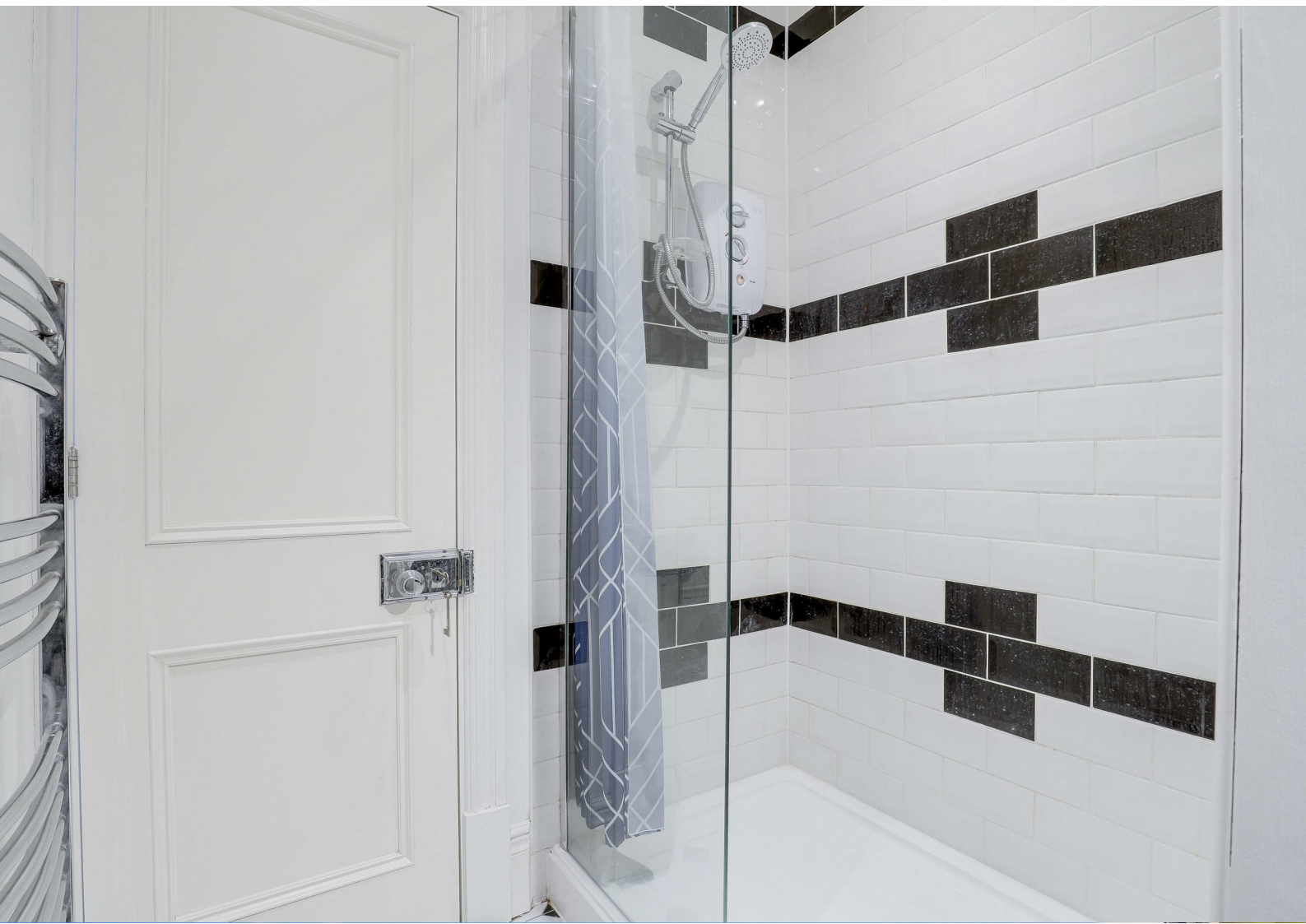
This stunning three-bedroom semi-detached home offers deceptively spacious accommodation and is beautifully presented throughout, boasting a perfect blend of modern comforts and charming original features. Situated in a highly sought-after location, the property is within close proximity to Gedling Country Park, a range of local amenities, excellent transport links, and top-rated school catchments—ideal for families and professionals alike. The ground floor welcomes you with an entrance hall leading to a stylish square bay-fronted living room. The modern fitted kitchen, complete with integrated appliances, seamlessly flows into the dining room, where a cosy log burner, exposed wooden beams, and double French doors create a warm and inviting atmosphere while providing access to the private garden. A convenient utility room and a contemporary shower room complete this level. Upstairs, the first floor boasts two spacious double bedrooms and a luxurious four-piece bathroom suite featuring a freestanding roll-top bathtub. The second floor is dedicated to a generously sized master bedroom with direct access to the bathroom. Externally, the property benefits from a double driveway at the front, while the impressive south-facing 100ft garden offers a perfect outdoor retreat with a decked seating area framed by a wooden balustrade, a well-maintained lawn, and an additional decked space for entertaining. This exceptional home is truly ready to move into, offering a perfect balance of character, style, and practicality.

MUST BE VIEWED





- Semi-Detached Victorian House
- Three Double Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen
- Dining Room With Log Burner
- Utility Room & Ground Floor Shower Room
- First Floor & Second Floor Bathroom
- Off-Road Parking
- Private Enclosed South-Facing Rear Garden
- Highly Sought After Location





GROUND FLOOR

Entrance Hall

10*8" x 2*11" (3.27m x 0.90m)

The entrance hall has wood-effect flooring, carpeted flooring, a decorative ceiling arch and a single door with stained glass inserts providing access into the accommodation.

Living Room

13*4" into bay x 11*7" (4.08m into bay x 3.54m)

The living room has a wooden double-glazed square bay window to the front elevation, wood-effect flooring and a radiator.

Kitchen

11*10" x 11*10" (3.62m x 3.61m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a breakfast bar, three integrated AEG ovens and an AEG coffee machine, space and plumbing for a dishwasher, a sink and a half with a drainer and a swan neck mixer tap, a hob with a ceiling extractor hood, wood-effect flooring, partially tiled walls, a vertical radiator, recessed spotlights and open access into the dining room.

Dining Room

20*0" x 9*1" (6.10m x 2.77m)

The dining room has wooden double-glazed windows to the rear and side elevations, wood-effect flooring, a radiator, a built-in cupboard, a recessed chimney breast alcove with a log burner, recessed spotlights, wooden beams to the ceiling and wooden double French doors providing access out to the garden.

Utility Room

10*0" x 4*3" (3.05m x 1.30m)

The utility room has shaker style base units with a worktop, space and plumbing for a washing machine, wood-effect flooring, a wall-mounted boiler and velux windows to the ceiling.

Shower Room

6*10" x 4*3" (2.10m x 1.30m)

The shower room has a low level flush W/C, a mains fed shower, waterproof wall panels and a recessed spotlight.

FIRST FLOOR

Landing

11*4" x 5*3" (3.47m x 1.61m)

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

Bedroom Two

15*0" x 10*11" (4.59m x 3.35m)

The second bedroom has wooden double-glazed windows to the front elevation, wooden floorboards and a radiator.

Bedroom Three

11*9" x 9*4" (3.59m x 2.86m)

The third bedroom has a wooden double-glazed window to the rear elevation, wooden floorboards, a radiator and an open storage area.

Bathroom

8*5" x 5*3" (2.59m x 1.62m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top bathtub with central taps and a hand-held shower, a corner fitted shower enclosure with a mains-fed shower, tile-effect flooring, a chrome heated towel rail, partially tiled walls, an electric shaving point, an extractor fan and a wooden double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

12*0" x 5*3" (3.66m x 1.61m)

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

Master Bedroom

9*4" (max) x 17*11" (max) (2.87m (max) x 5.47m (max))

The main bedroom has wooden double-glazed windows to the side elevation, wooden floorboards, two radiators and access into the bathroom.

Bathroom

7*10" x 6*8" (2.39m x 2.04m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with an electric shower, tile-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and an extractor fan.

OUTSIDE

Front

To the front is a double driveway and a gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a decking area with a wooden balustrade, a lawn, mature shrubs and trees, raised planters and a further decked area.

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 & 5G & some 3G 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

The vendor has informed us that the property has had a single-storey extension, which is in the process of being signed off for building regulations. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City 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.

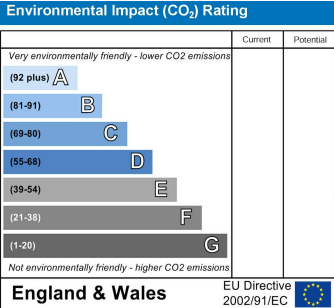
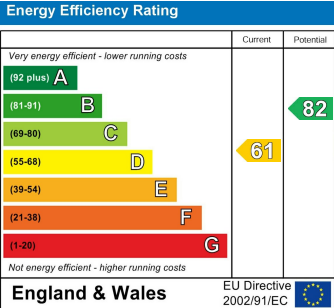
The vendor has advised the following:

Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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