

HoldenCopley

PREPARE TO BE MOVED

Welbeck Gardens, Woodthorpe, Nottinghamshire NG5 4NX

£260,000

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WELL-PRESENTED THROUGHOUT...

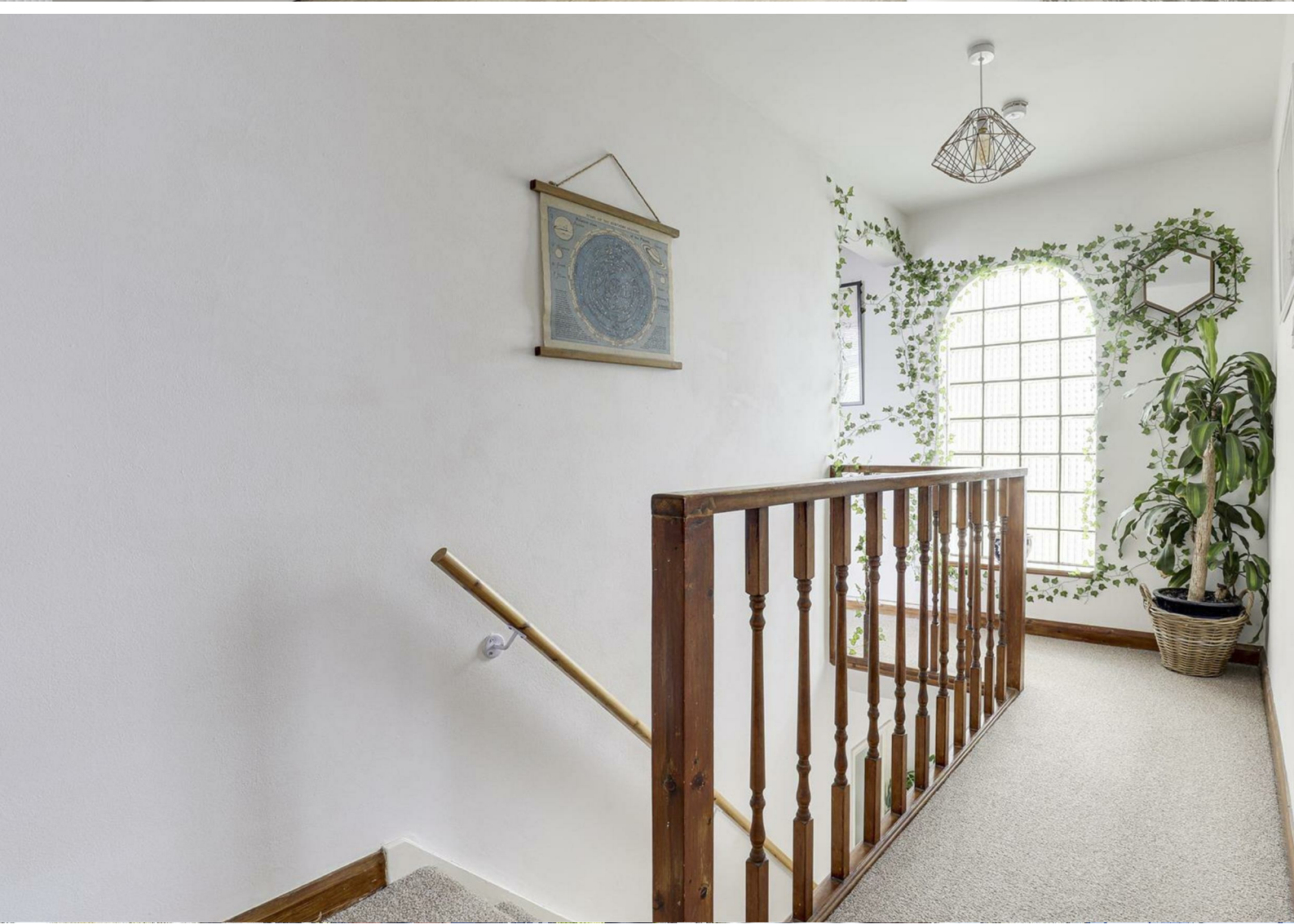
This deceptively spacious end-terraced house is an excellent purchase for a range of buyers, offering move-in ready accommodation with a host of recent improvements. The property has been redecorated throughout and features a newly fitted kitchen and bathroom, new doors, and more, making it perfect for those looking to drop their bags and settle in. Nestled in a quiet and peaceful cul-de-sac within a highly sought-after location, it benefits from proximity to great schools, local amenities, and excellent facilities. Just a short walk to Mapperley Top, you'll find an array of shops, eateries, and main bus links providing easy access into Nottingham City Centre. The ground floor comprises a welcoming entrance hall, a bright and airy living room with large windows that flood the space with natural light, a dining room, and a modern fitted kitchen. Upstairs, there are three generously sized bedrooms, all serviced by a contemporary bathroom and a separate W/C. Outside, the property boasts well-maintained and private gardens to the front and rear, off-road parking for multiple vehicles, and a garage. This home effortlessly combines comfort, convenience, and style, making it a fantastic opportunity for any buyer.

MUST BE VIEWED





- Spacious End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Re-Decorated Throughout
- Newly Fitted Bathroom
- HIVE Thermostat
- Well-Maintained Gardens
- Driveway & Garage
- Quiet Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, a full height UPVC double-glazed window, and a single UPVC door providing access into the accommodation.

Living Room

16’6" x 11’10" (5.05m x 3.63m)

The living room has a full height UPVC double-glazed window, carpeted flooring, and a radiator.

Dining Room

13’1" x 8’6" (3.99m x 2.61m)

The dining room has a UPVC double-glazed window, carpeted flooring, two radiators, a pendant light, and carpeted stairs with recessed spotlights above leading to the first floor.

Kitchen

18’8" x 7’5" (5.71m x 2.27m)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, a five-ring gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, Karndean flooring, a radiator, UPVC double-glazed windows and double French doors opening out to the garden.

FIRST FLOOR

Landing

The landing has a glass block window arch, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

11’11" x 8’4" (3.65m x 2.56m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

10’2" x 9’10" (3.10m x 3.01m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bedroom Three

9’0" x 7’7" (2.76m x 2.33m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bathroom

7’2" x 5’10" (2.20m x 1.78m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, wood-effect flooring, in-built airing cupboards, a radiator, recessed spotlights, and a UPVC double-glazed obscure window.

W/C

This space has a low level dual flush W/C, wood-effect flooring, and a UPVC double-glazed obscure window.

OUTSIDE

Front

To the front of the property is a lawn, a range of trees, plants and shrubs, a paved pathway, courtesy lighting, and gated access to the rear garden via the side of the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, block-paving, a driveway, access into the garage, an outdoor tap, courtesy lighting, a greenhouse, fence panelled boundaries, and gated access.

Garage

16’11" x 8’3" (5.16m x 2.52m)

The garage has lighting, power points, and an up and over door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – Restrictive covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

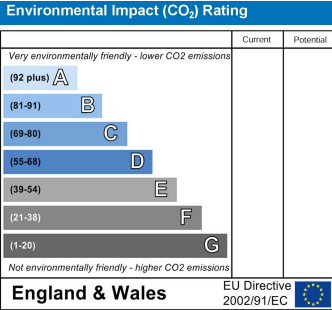
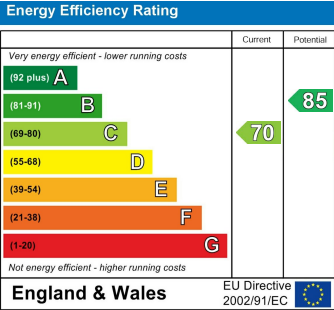
The vendor has advised the following:

Property Tenure is Freehold

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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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