

HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP

Guide Price £250,000 - £280,000

Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP



GUIDE PRICE £250,000 - £270,000

LOCATION LOCATION LOCATION...

This property is perfect for first-time buyers looking for a home ready to move into, this well-presented three-bedroom detached house offers comfort and style. Situated in a highly sought-after area, it enjoys close proximity to local amenities, including shops, excellent transport links, and highly regarded school catchments. Upon entering, the ground floor boasts an entrance hall leading to a bright and spacious living room, complemented by a modern, fully-fitted kitchen—perfect for everyday living and entertaining. The first floor features three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Additionally, there is access to a boarded loft space, providing ample storage. Externally, the property benefits from a block-paved driveway at the front, offering off-road parking. To the rear, a private south-facing tiered garden awaits, complete with a decked area for outdoor dining, steps leading down to a well-maintained lawn, a shed, a gravelled section, and various mature plants. A standout feature is the versatile garden office, which is fully insulated and benefits from mains electricity—making it perfect for those working from home or in need of a creative space. This property presents an opportunity to acquire a well maintained home in a highly desirable location. Perfectly blending comfort and convenience, it offers the ideal setting for those seeking a ready-made home in a prime area.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway
- Private South Facing Rear Garden
- Garden Office
- Hive Heating System
- Popular Location





GROUND FLOOR

Entrance Hall

6'0" x 12'0" (1.83m x 3.66m)

The entrance hall has LVT flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

11'1" x 11'11" (3.38m x 3.64m)

The living room has a UPVC double-glazed bay window with fitted shutters to the front elevation, LVT flooring, recessed spotlights, coving and double French doors providing access into the kitchen.

Kitchen

7'11" x 17'1" (2.43m x 5.21m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, space for a freestanding range cooker with an extractor hood, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, tiled flooring, a vertical radiator, space for a dining table set, partially tiled walls, a wall-mounted boiler, recessed spotlights, coving, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

8'10" x 5'7" (max) (2.70m x 1.72m (max))

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

10'11" x 10'0" (3.35m x 3.05m)

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

Bedroom Two

8'0" x 10'11" (2.46m x 3.09m)

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

Bedroom Three

5'11" x 6'2" (1.82m x 1.89m)

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

Bathroom

4'6" x 8'10" (1.39m x 2.71m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Garden Office

9'2" x 9'2" (2.81m x 2.81m)

The garden office has wood-effect flooring, power points, recessed spotlights, UPVC double-glazed windows and sliding patio doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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

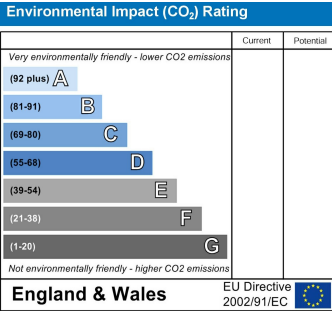
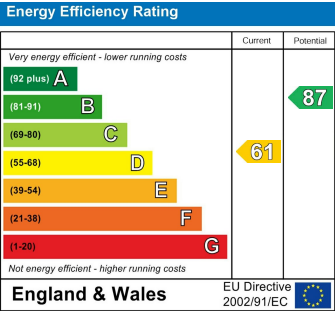
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

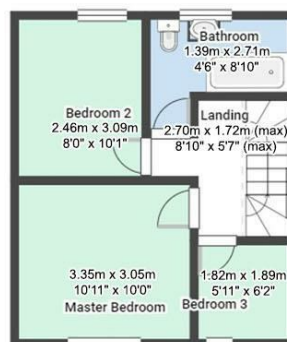
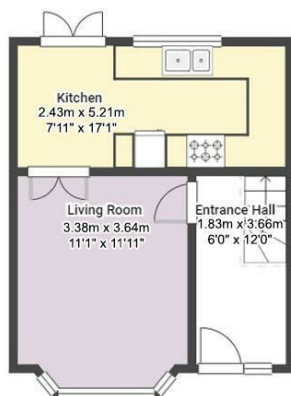
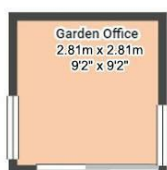
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.