

HoldenCopley

PREPARE TO BE MOVED

Woodhedge Drive, Nottingham, Nottinghamshire NG3 6LU

Guide Price £280,000 - £290,000

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A WELL-PRESENTED FAMILY HOME...

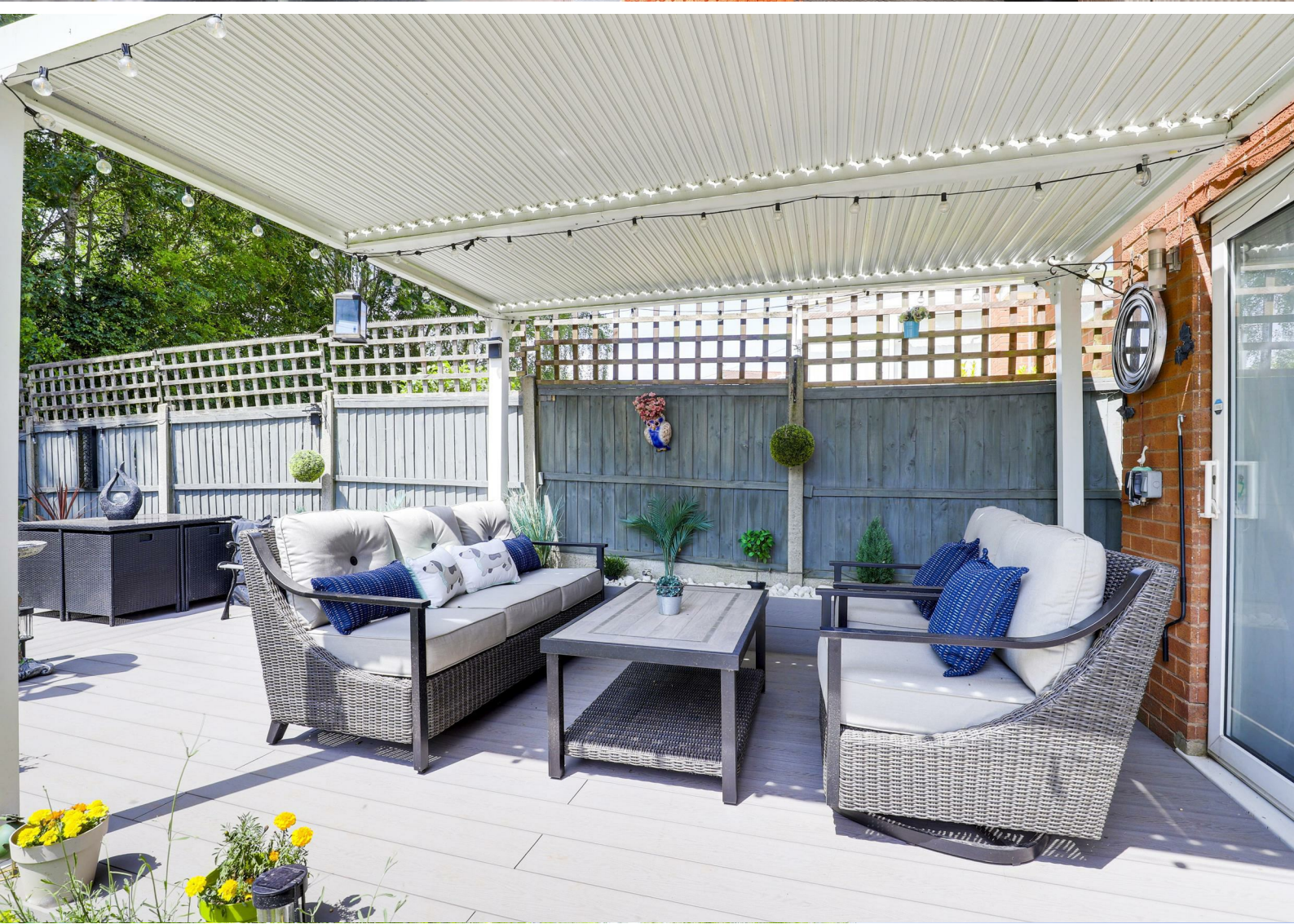
This three-bedroom detached house is well-presented throughout and would make the perfect purchase for a range of buyers, especially those looking for their next family home. To the ground floor, you are welcomed via an entrance hall with access to a convenient W/C. There is a spacious living room that seamlessly flows into a bright and airy dining room featuring sliding patio doors, creating a perfect space for entertaining. The modern fitted kitchen is complete with a range of integrated appliances, ample storage, and contemporary finishes. Upstairs, the first floor hosts two double bedrooms both benefiting from in-built wardrobes, alongside a versatile single bedroom, ideal as a nursery or home office. These are serviced by a four-piece bathroom suite, which includes a luxurious double-ended Jacuzzi bath. Outside, the front of the property boasts a well-maintained lawn, a driveway providing off-street parking for multiple vehicles, and access to a garage. To the rear, you'll find a beautifully landscaped private garden, featuring composite decking with a pergola, a lush lawn, and an array of established plants and shrubs, offering the perfect outdoor retreat. Located in a sought-after residential area close to local shops, amenities, schools, and excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Open Plan Living/Dining Area
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden With Composite Decking
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

4'5" x 4'4" (1.37m x 1.34m)

The entrance hall has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, a UPVC door providing access into the accommodation, and access to the W/C.

W/C

4'5" x 2'10" (1.37m x 0.88m)

This space has a low level dual flush W/C, a wall-mounted corner wash basin, a radiator, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

Living Room

16'4" max x 13'8" (4.98m max x 4.17m)

The living room has carpeted flooring, a fireplace with a hearth and a decorative surround, a UPVC double-glazed window to the front elevation, and open access to the dining room.

Dining Room

9'5" x 8'6" (2.88m x 2.60m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the rear garden.

Kitchen

9'5" x 7'10" (2.89m x 2.39m)

The kitchen has a range of handelless base and wall units with wood-effect worktops, an inset sink with a mono mixer tap, an integrated oven with a ceramic Hotpoint hob and extractor fan and splashback, an integrated combi Hotpoint microwave, an integrated dishwasher, a washing machine, space for a fridge freezer, an in-built cupboard, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a UPVC door providing side access.

FIRST FLOOR

Landing

7'4" x 2'11" (2.26m x 0.91m)

The landing has carpeted flooring, access to the loft, an in-built cupboard, and a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

11'6" x 10'8" (3.53m x 3.27m)

The master bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

12'6" x 10'8" (3.83m x 3.27m)

The second bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'6" x 7'0" (2.92m x 2.14m)

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

Bathroom

7'10" x 6'2" (2.41m x 1.89m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in enclosure with a rainfall shower and hand held shower head, a double-ended panelled bath with jets and central taps, a radiator, wood-effect flooring, tiled walls, a singular recessed spotlight, LED panel lighting, and a UPVC double-glazed obscure window to the front rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a well-maintained lawn, mature trees, curtsey lighting, a driveway for multiple off-street parking, access to the garage, and gated access to the rear garden.

Garage

16'7" x 8'1" (5.08m x 2.48m)

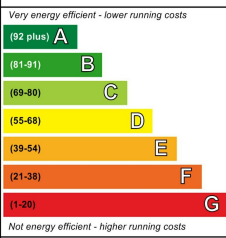
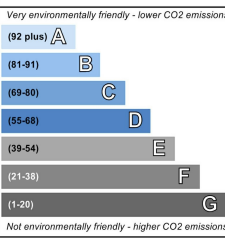
The garage has an up-an-over and side access to the garage via a UPVC door positioned directly opposite the kitchen, complete with an overhead canopy providing shelter from the elements.

Rear

To the rear of the property is a private garden with a composite decking seating area, a pergola, an overhead canopy leading from the kitchen door to the garage side door, external lighting, a lawn with stepping stones, planter borders, mature trees, rockery, various plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

DISCLAIMER

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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