

HoldenCopley

PREPARE TO BE MOVED

Littlegreen Road, Woodthorpe, Nottinghamshire NG5 4LP

£525,000

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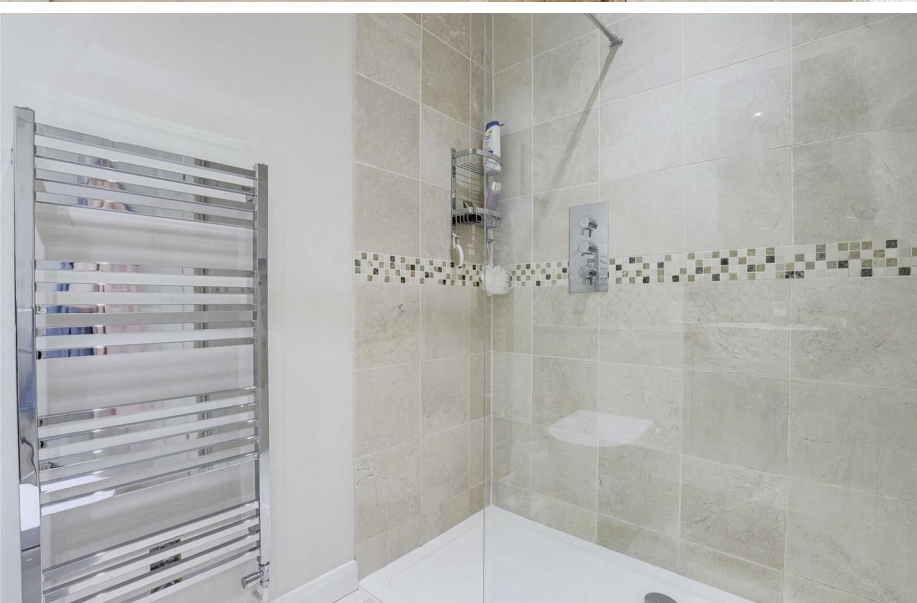


THE PERFECT FAMILY HOME...

This exceptionally well-presented five-bedroom detached house offers spacious and versatile accommodation, making it an ideal family home. Situated in a sought-after location, just a short distance from Mapperley Top, Arnold's amenities, and the scenic Woodthorpe Park, the property benefits from excellent school catchments, easy access to the City Hospital and the City Centre. The ground floor features a welcoming porch and entrance hall, a convenient W/C, and a charming living room with stained-glass windows and an inglenook fireplace that adds character. The heart of the home is the modern kitchen, complete with integrated appliances and open-plan dining and seating areas, where a log burner and bi-folding doors seamlessly connect to the outdoors. A utility room and integral garage provide additional practicality. Upstairs, there are four generous double bedrooms and a single bedroom, serviced by a stylish family bathroom and an en-suite to the master. Outside, the front of the property offers off-road parking, while the beautifully maintained rear garden boasts a decking area with a wooden pergola, a tranquil pond, and a spacious lawn, perfect for outdoor living.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Bay-Fronted Living Room With Inglenook Fireplace
- Integrated Kitchen With Integrated Appliances, Dining Area & Bi-Folding Doors
- Utility & W/C
- Two Bathroom Suites
- Owned Solar Panels With Battery Storage
- Well-Maintained Garden With Pond & Multiple Seating Areas
- Integral Garage & Off-Road Parking
- Sought-After Location





GROUND FLOOR

Porch

The porch has tiled flooring, exposed brick walls, full-height double-glazed windows to the front elevation, and a single composite door providing access into the accommodation.

Entrance Hall

The entrance hall has parquet flooring, carpeted stairs, an in-built under stair cupboard, a plate shelf, a radiator, and a single UPVC door with a stained-glass insert via the porch.

W/C

This space has a low level dual flush W/C, a wash basin with a fitted cupboard underneath, tiled splashback, parquet flooring, an extractor fan, wall-mounted coat hooks, and a wall-mounted security alarm system.

Living Room

14'2" into bay x 13'8" max (4.34m into bay x 4.19m max)
The living room has a UPVC double-glazed bay window with stained-glass to the front elevation, a further two UPVC double-glazed stained-glass windows to the side elevation, an inglenook fireplace with a feature fire and a tiled surround, a TV point, coving to the ceiling, and a radiator.

Kitchen Diner

26'4" max x 13'8" max (8.03m max x 4.19m max)
The kitchen has a range of fitted shaker-style base and wall units, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, a ceramic hob with an angled extractor fan and splashback, an integrated double oven with a warming drawer, an integrated fridge freezer, a vertical radiator, recessed spotlights, an open plan dining and seating area, a radiator, an in-built cupboard, a TV point, a recessed chimney breast alcove with a log-burning stove and tiled hearth, UPVC double-glazed windows to the rear elevation, and a bi-folding door opening out to the rear garden.

Utility Room

8'1" x 7'8" (2.47m x 2.35m)
The utility room has fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, an internal door into the garage, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Garage

20'5" x 13'9" (6.24m x 4.20m)
The garage houses the Worcester boiler, a water tank and has ceiling strip lights, a fitted workbench, power points, and an electric up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

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

Bedroom One

13'9" x 10'8" (4.21m x 3.27m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and access into the en-suite.

En-Suite

7'6" x 5'7" (2.29m x 1.71m)
The en-suite has a concealed dual flush W/C with a sunken wash basin and fitted storage cupboards, a wall-mounted vanity cabinet, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, a chrome heated towel rail, tiled flooring, partially tiled walls, and recessed spotlights.

Bedroom Two

14'4" into bay x 13'8" max (4.38m into bay x 4.19m max)
The second bedroom has a UPVC double-glazed bay window to the front elevation, a further two UPVC double-glazed windows to the side elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

11'9" x 11'8" (3.59m x 3.57m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Four

11'6" x 10'2" (3.51m x 3.11m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted sliding mirrored door wardrobe.

Bedroom Five

8'7" x 6'10" (2.63m x 2.09m)
The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, wall-mounted shelves, and a radiator.

Bathroom

8'6" x 7'5" (2.61m x 2.28m)
The bathroom has a concealed dual flush W/C combined with a sunken wash basin and fitted storage cupboards, a wall-mounted LED vanity mirror, an 'L' shaped double-ended bath with central taps, an overhead rainfall shower, wall-mounted fixtures and a shower screen, a chrome heated towel rail, recessed spotlights, a UPVC double-glazed obscure window to the rear elevation, and access to the loft.

OUTSIDE

Front

To the front of the property is a lawned area with hedges, a driveway and access into the garage.

Rear

To the rear of the property is a private enclosed garden with block-paved patio, a decking area, a wooden pergola, a pond with rockery, a range of decorative plants and shrubs, mature trees, an outdoor tap, external lighting, and hedged boundaries.

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 Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – TBC
Other Material Issues – TBC

DISCLAIMER

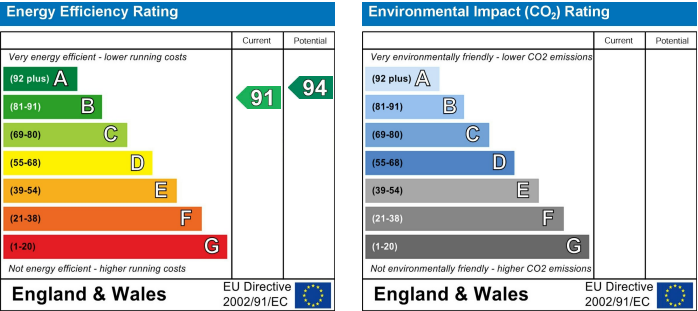
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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