

# HoldenCopley

PREPARE TO BE MOVED

Pateley Road, Woodthorpe, Nottinghamshire NG3 5QF

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Guide Price £375,000

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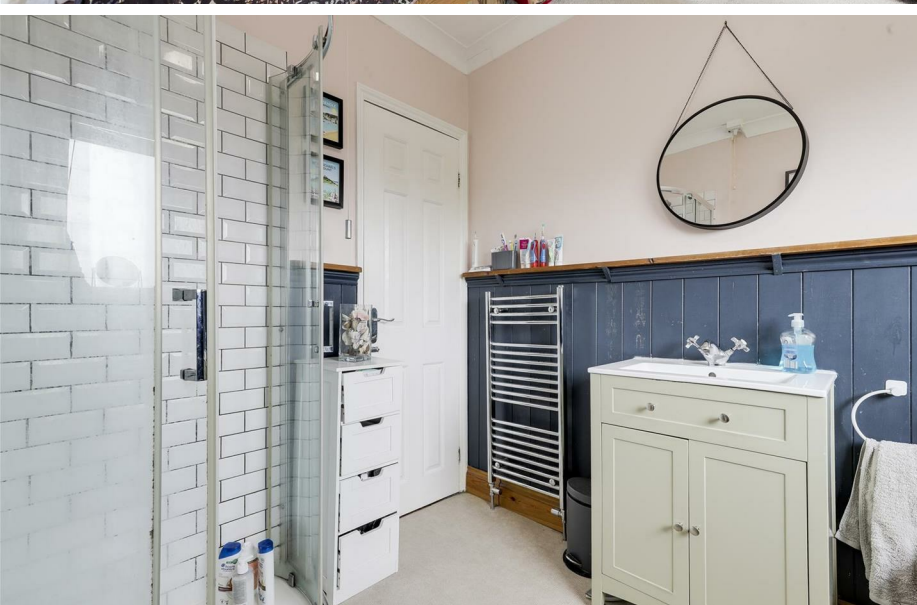
Guide Price £375,000 - £400,000

### SPACIOUS FAMILY HOME...

Situated in the sought-after area of Woodthorpe, this three bedroom detached family home offers generous accommodation throughout. The property is within easy reach of local shops, well-regarded schools, and excellent transport links, as well as having convenient access into Nottingham City Centre, making it ideal for a variety of buyers. Internally, the ground floor of the home offers a spacious kitchen/diner with modern fitted cabinets, a breakfast bar, a striking feature fireplace, double French doors to the rear garden, and open access into the cosy living room with bay fronted windows - a perfect open living area for spending time with the family. Ample storage space is offered throughout. Upstairs, the first floor is home to the double master bedroom with a bay fronted window, a second double bedroom with built-in storage, and a third single bedroom, perfect for a home office or children's nursery, serviced by a four piece bathroom suite. Externally, the front of the property offers a block-paved driveway, access to the garage, and a lawn with hedges. To the rear of the property is a private enclosed garden with a raised paved patio seating area, a lawn, a decked seating area, and ample greenery - a great space to enjoy the outdoors.

### MUST BE VIEWED





- Detached Family Home
- Three Well-Proportioned Bedrooms
- Open Plan Living Areas
- Large Modern Fitted Kitchen/Diner
- Feature Fireplace
- Living Room With Bay Fronted Window
- Four Piece Family Bathroom Suite
- Private Enclosed Garden
- Off-Street Parking & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2'11" x 1'11" (0.90 x 0.59)

The entrance hall has carpeted flooring, exposed brick walls, an overhead UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Hallway

13'0" x 6'10" (3.98 x 2.09)

The hallway has wood-effect flooring, wooden stairs and a carpeted runner, a radiator, an in-built storage cupboard, a security panel, and understairs storage.

Kitchen/Diner

13'4" x 12'5" & 12'3" x 10'9" (4.07 x 3.79 & 3.75 x 3.29)

The kitchen diner has a range of fitted shaker-style base and wall units with worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap, space for a range cooker, a stainless steel splashback and extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an American-style fridge freezer, wood-effect flooring, partially tiled walls, two vertical radiators, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, a UPVC double-glazed window to the rear elevation, access to the lean-to, double French doors leading out to the rear garden, and open access into the living room.

Living Room

12'2" x 10'9" (3.72 x 3.30)

The living room has carpeted flooring, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Lean-To

9'6" x 3'3" (2.92 x 1.01)

The lean-to has tiled flooring, partially exposed brick walls, partially panelled walls, a partially panelled ceiling, a single door leading out to the rear garden, and a single door leading into the garage.

FIRST FLOOR

Landing

7'3" x 2'5" (2.22 x 0.74)

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

Master Bedroom

12'10" x 10'10" (3.92 x 3.31)

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

Bedroom Two

12'3" x 10'9" (3.75 x 3.29)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, a built-in storage cupboard, and a double-glazed window to the rear elevation.

Bedroom Three

7'2" x 6'9" (2.19 x 2.06)

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

Bathroom

8'3" x 6'9" (2.52 x 2.08)

The bathroom has a low level flush W/C, a vanity-style washbasin with a mixer tap, a panelled bath, a shower enclosure with an electric wall-mounted shower fixture, vinyl flooring, partially panelled walls, partially tiled walls, a chrome heated towel rail, an extractor fan, coving to the ceiling, and a double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a block-paved driveway providing off-street parking, access to the garage, a lawned area with hedges and ushes, and boundaries made up of brick and stone walls.

Garage

8'2" x 4'7" (2.50 x 1.41)

The garage has an up and over door and provides storage space.

Garage

9'6" x 8'0" (2.91 x 2.45)

The garage has plastered walls, lighting, and an in-built storage cupboard.

Rear

To the rear of the property is a private enclosed garden with a raised paved patio seating area, raised planters, a lawn, a decked seating area, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

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

Council Tax Band Rating - Gedling Borough Council - Band C

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.

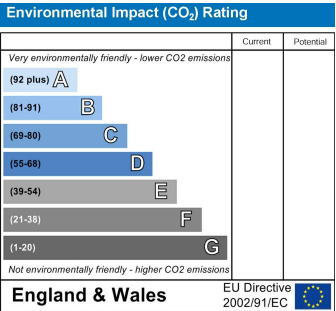
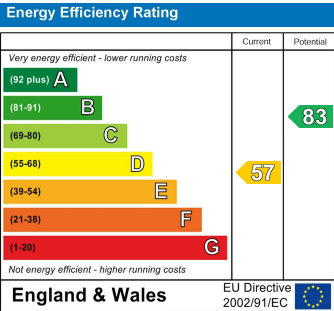
The vendor has advised the following:

Property Tenure is Freehold.

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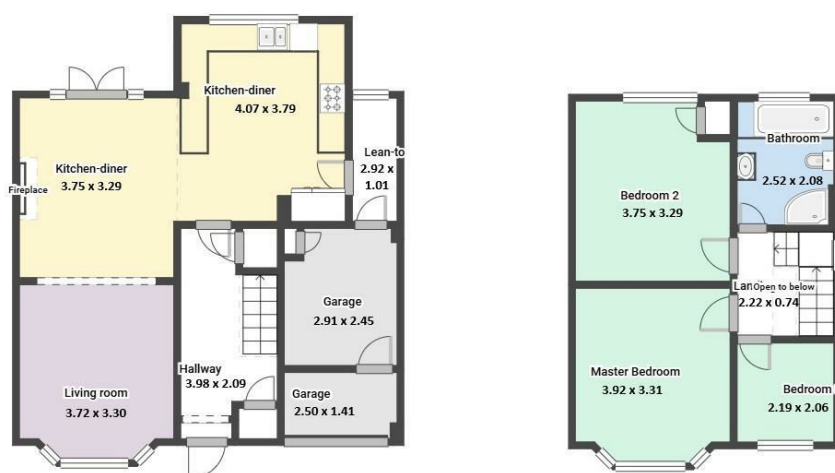
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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