

HoldenCopley

PREPARE TO BE MOVED

Wadham Road, Woodthorpe, Nottinghamshire NG5 4JB

Guide Price £375,000

Wadham Road, Woodthorpe, Nottinghamshire NG5 4JB



GUIDE PRICE: £375,000 - £400,000

LOCATION, LOCATION, LOCATION...

Situated on a charming, tree-lined road, this spacious detached four-bedroom home is perfectly positioned just moments from the beautiful Arnot Hill Park and a range of local amenities. Ideal for a growing family, the property offers generous living space throughout. Upon entering, you are welcomed by a porch leading into a bright entrance hall. The ground floor features a formal dining room, complete with a bay-fronted window, perfect for family meals or entertaining guests. Adjacent is the living room, also boasting a feature fireplace and convenient access to the rear garden, creating a seamless indoor-outdoor flow. The fitted kitchen is well-equipped and provides access to a useful cloakroom, cellar, and a ground-floor W/C. Upstairs, you'll find four good-sized bedrooms alongside a three-piece bathroom suite, a separate shower room, and an additional W/C, offering flexibility and convenience for family life. Outside, the property benefits from a driveway leading to a garage, with gated access to the rear garden. The south-facing rear garden is fully enclosed and thoughtfully landscaped with a patio area, steps down to a tranquil pond, and a variety of established plants, bushes, and shrubs. There is also a well-maintained lawn, a second patio seating area ideal for relaxing or entertaining, a garden shed, and bordered by mature trees and greenery, providing both privacy and a peaceful setting.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two Bathroom Suites & Two Separate W/C's
- Cellar
- Garage
- Enclosed South-Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 1'11" (1.81 x 0.59)
The porch has carpeted flooring, and double French doors opening to the front garden.

Entrance Hall

12'7" x 6'2" (3.86 x 1.89)
The entrance hall has carpeted flooring, a radiator, two windows to the front elevation with stained glass inserts, and a single door providing access into the accommodation.

Dining Room

12'10" x 11'3" (3.92 x 3.44)
The dining room has a UPVC double glazed window bay window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Living Room

12'1" x 11'11" (3.69 x 3.64)
The living room has carpeted flooring, a TV point, a feature fireplace with a brick surround and tiled hearth, a picture rail, and sliding patio doors opening to the rear garden.

Kitchen

11'7" x 8'7" (3.54 x 2.64)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tapa and drainer, an integrated double oven, gas ring hob and extractor hood, an integrated dishwasher, an integrated fridge freezer, tiled splashback, vinyl flooring, a radiator, two UPVC double glazed window to the rear elevation, access to the cellar, and access into the cloak room.

Cloak Room

3'5" x 3'6" (1.05 x 1.07)
The cloak room has vinyl flooring, a UPVC door opening to the rear garden, and access to the W/C

W/C

5'4" x 3'4" (1.64 x 1.04)
This space has a low level flush W/C, a vanity-style wash basin, a wall-mounted unit, a radiator, a dado rail, partially tiled walls, and vinyl flooring.

BASEMENT

Cellar

20'11" x 14'6" (6.38 x 4.42)
The cellar is split into two sections, lighting, electrics, space and plumbing for a washing machine, a wall-mounted boiler, and ample storage.

FIRST FLOOR

Landing

9'8" x 8'1" (2.96 x 2.47)
The landing has carpeted flooring, recessed spotlights, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'2" x 10'11" (4.02 x 3.34)
The main bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a range of fitted wardrobes, a picture rail, and carpeted flooring.

Bedroom Two

11'8" x 11'7" (3.57 x 3.55)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

12'6" x 7'4" (3.82 x 2.25)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with overhead cupboards, and carpeted flooring.

Bedroom Four

8'8" x 7'5" (2.65 x 2.28)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted overhead cupboards, and carpeted flooring.

Shower Room

7'4" x 4'7" (2.24 x 1.42)
The shower room has a UPVC double glazed obscure window to the rear elevation, a wall-mounted wash basin, a walk-in shower with a wall-mounted electric shower fixture, a chrome heated towel rail, recessed spotlights, an in-built cupboard, partially tiled walls, and wood-effect flooring.

W/C

4'6" x 2'6" (1.39 x 0.78)
This space has a low level flush W/C, partially tiled walls, and wood-effect flooring.

Bathroom

7'3" x 7'0" (2.23 x 2.15)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level

flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, recessed spotlights, access into the loft, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway to the garage, and gated access to the rear garden.

Garage

15'1" x 7'6" (4.60 x 2.31)
The garage has lighting, electrics, ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed south facing rear garden with a patio area, steps down to a pond, various established plants, bushes and shrubs, a lawn, a further patio seating area, a shed, a with established bushes trees and many more.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

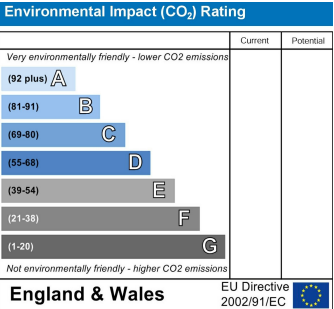
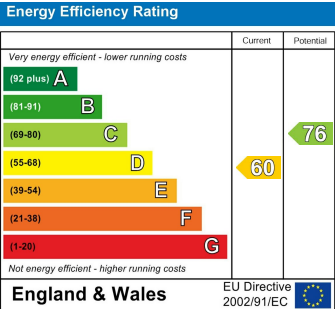
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



Wadham Road, Woodthorpe, Nottinghamshire NG5 4JB

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.