

HoldenCopley

PREPARE TO BE MOVED

Windsor Crescent, Woodthorpe, Nottinghamshire NG5 4PX

Offers Over £300,000

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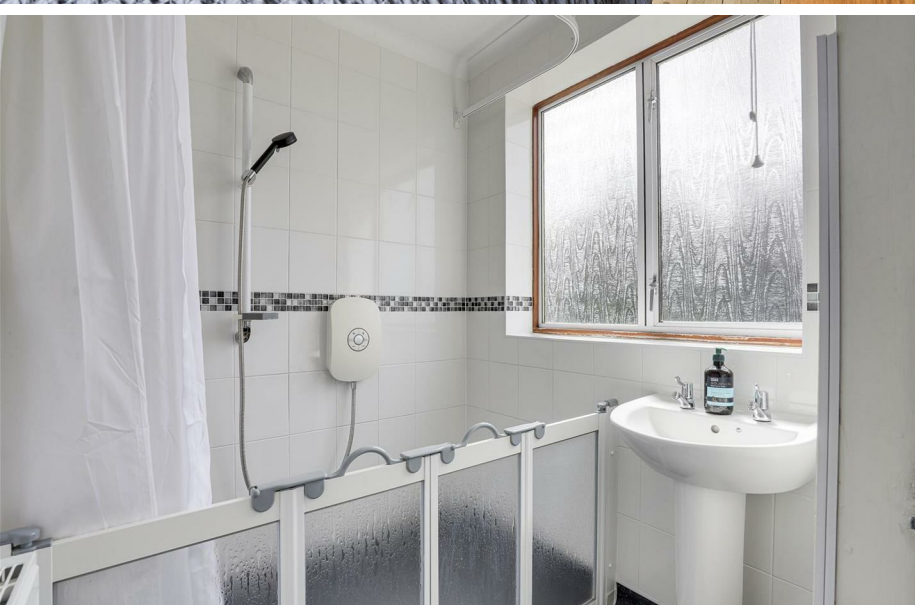


NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom detached home is located in the popular and convenient location of Woodthorpe, with easy access to a range of local amenities such as shops, schools, parks, and eateries, as well as excellent transport links into Nottingham City Centre and surrounding areas. Internally, the ground floor of the home offers an entrance hall providing access into the accommodation, a convenient ground floor W/C, a lounge/diner with a feature fireplace and rectangular bay fronted windows, and a modern fitted kitchen with ample space for storage and cooking. Upstairs, the first floor is home to three well-proportioned bedrooms, each with its own fitted wardrobe for added convenience, serviced by a two piece wet room, and a W/C. Externally, the front of the property offers a driveway providing off-street parking and access to the garage, as well as a lawn with a hedge, and gated access to the private enclosed rear garden with a paved patio seating area and a lawn.

MUST BE VIEWED





- Detached House
- Three Bedrooms with Built-In Storage
- Lounge/Diner With Feature Fireplace
- Modern Fitted Kitchen
- Ground Floor W/C
- Wet Room & W/C
- Private Enclosed Garden
- Off-Street Parking & Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 3'10" (3.78m x 1.18m)

The entrance hall has carpeted flooring and stairs, a radiator, a double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Lounge/Dining Room

27'2" into bay x 10'11" (8.29m into bay x 3.35m)

The lounge/dining room has carpeted flooring, a feature fireplace with a decorative surround and hearth, two radiators, coving to the ceiling, a double-glazed rectangular bay window to the front elevation, and a sliding patio door leading out to the rear garden.

Kitchen

14'0" max x 7'7" (4.28m max x 2.33m)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated double oven, an integrated electric hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a built-in storage cupboard, recessed spotlights, a double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

W/C

5'4" x 2'6" (1.65m x 0.78m)

This space has a low level flush W/C, a wall-mounted wash basin with a splashback, tiled flooring, a radiator, and a double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

9'4" x 3'6" (2.86m x 1.09m)

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

Master Bedroom

15'5" into bay x 11'0" (4.72m into bay x 3.37m)

The main bedroom has wooden floorboards, a built-in wardrobe and overhead cupboard, and a double-glazed rectangular bay window to the front elevation.

Bedroom Two

10'0" x 9'11" (3.05m x 3.03m)

The second bedroom has wooden floorboards, a built-in wardrobe and overhead cupboard, and a double-glazed window to the rear elevation.

Bedroom Three

8'11" x 6'11" (2.72m x 2.11m)

The third bedroom has wood-effect flooring, a built-in sliding door wardrobe, and a double-glazed window to the front elevation.

Wet Room

7'10" max x 5'4" (2.41m max x 1.65m)

The wet room has a pedestal wash basin, a wall-mounted electric shower fixture, two built-in cupboards, vinyl flooring, tiled walls, a radiator, coving to the ceiling, an extractor fan, and a double-glazed obscure window to the rear elevation.

W/C

4'10" x 2'8" (1.49m x 0.82m)

This space has a low level flush W/C, vinyl flooring, and a double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, a lawn with a hedge, and boundaries made up of hedges, brick walls, and stone walls.

Garage

17'2" x 8'10" (5.25m x 2.71m)

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, access to the garage, and fence panelled boundaries.

ADDITIONAL INFORMAITON

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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

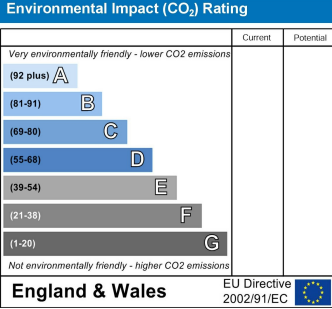
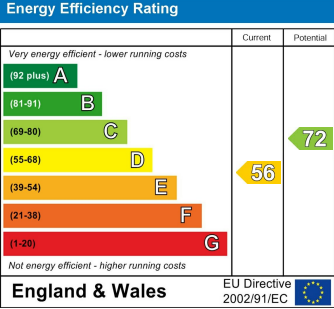
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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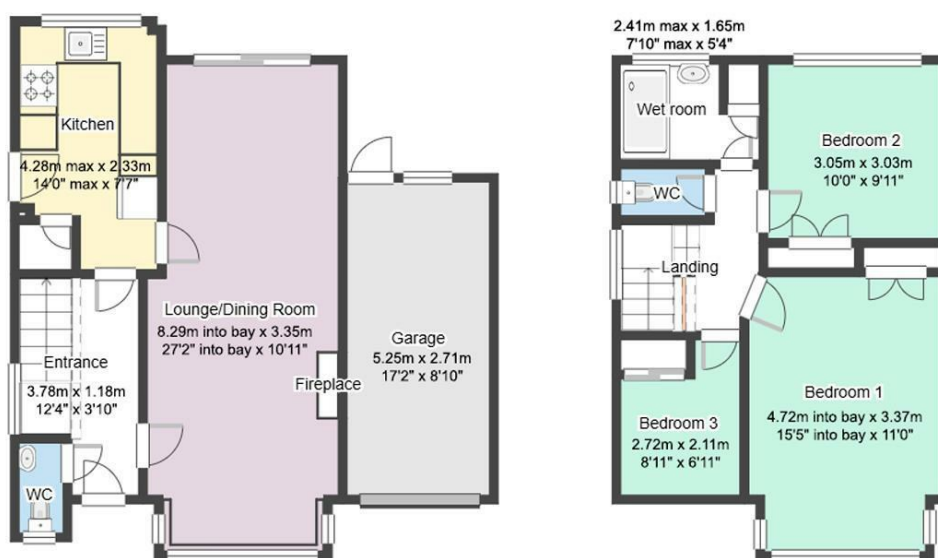
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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