

HoldenCopley

PREPARE TO BE MOVED

Pinfold Close, Woodborough, Nottinghamshire NG14 6DP

Asking Price £385,000

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GUIDE PRICE £370,000 - £390,000

LOCATION, LOCATION, LOCATION...

This sought-after three-bedroom detached bungalow is located in the charming village of Woodborough, known for its natural beauty, with picturesque countryside, lush greenery, and scenic walking trails nearby. Woodborough is renowned for its historic charm and retains a traditional village atmosphere, with a range of amenities and a local shop within easy reach. Upon entering the property, you are greeted by an entrance hall, which provides a welcoming atmosphere. The bungalow features a convenient W/C, ensuring ease of use for residents and guests. The internal layout boasts a spacious living room, offering ample space for relaxation and entertaining along with a separate dining room, a well-equipped kitchen and a three-piece bathroom suite. The master bedroom is a standout feature of the property, featuring a range of fitted furniture that enhances both functionality and aesthetics. The second bedroom includes a sliding door leading to a conservatory, which provides additional living space and a connection to the outdoors. The third bedroom offers flexibility, serving as a potential guest room, office, or nursery. Outside, the property offers a car-port at the front, providing sheltered parking and easy access to the integral garage. The rear of the bungalow boasts a private, enclosed, and well-maintained garden, providing a tranquil outdoor space for relaxation and recreation. There is also plenty of scope for further development, subject to planning. A notable feature of this property is the new combi-boiler, which comes with a 10-year warranty, ensuring efficient heating and peace of mind for the homeowners.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Conservatory
- Bathroom & Additional W/C
- Integral Garage & Car-Port
- Well-Maintained Feature Gardens
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built cupboard and a single door providing access into the accommodation

Living Room

18'11" x 11'9" (5.78m x 3.60m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with an exposed brick surround and tiled hearth, a TV point and open access to the dining room

Dining Room

11'1" x 8'10" (3.38m x 2.71m)

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and coving to the ceiling

Kitchen

13'1" x 12'1" (4.01m x 3.69m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine, a radiator, carpeted flooring, a UPVC double-glazed window to the side elevation and a single door providing access to the rear garden

Bedroom One

12'11" x 10'11" (3.95m x 3.33m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a range of fitted wardrobes with over the bed storage cupboards, and a dressing table

Bedroom Two

9'10" x 9'6" (3.02m x 2.92m)

The second bedroom has carpeted flooring, a radiator, in-built cupboards and a sliding patio door into the conservatory

Conservatory

9'8" x 9'4" (2.97m x 2.87m)

The conservatory has carpeted flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the garden

Bedroom Three

8'6" x 7'5" (2.60m x 2.27m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

7'5" x 5'3" (2.27m x 1.62m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture and a bi-folding shower screen, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the side elevation

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback and an extractor fan

Garage

17'1" max x 11'10" max (5.21m max x 3.62m max)

The garage has a single-glazed window, power points, lighting and an electrically operated up and over door opening out onto the front driveway

OUTSIDE

Front

To the front of the property is a lawned area with a range of decorative trees, plants and shrubs, a car-port, courtesy lighting and access into the garage

Rear

To the rear of the property is a private enclosed garden with paved patio, a lawn and well-stocked borders with a range of decorative plants and shrubs

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 71 Mbps (Highest available download speed) 20 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 – Conservation Area
- Other Material Issues – No

DISCLAIMER

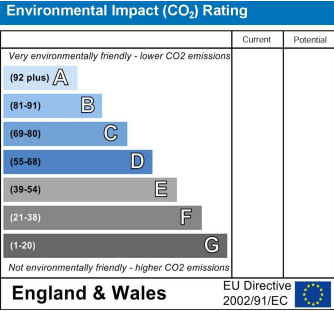
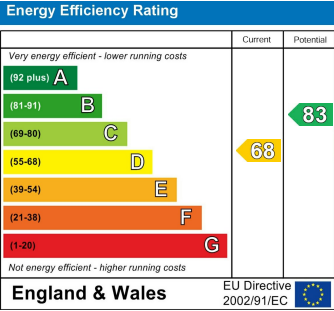
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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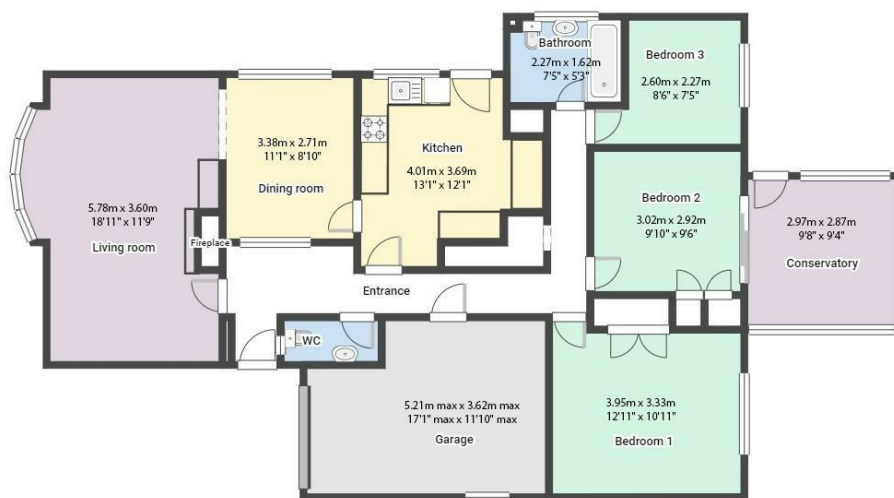
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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