

HoldenCopley

PREPARE TO BE MOVED

Littlegreen Road, Woodthorpe, Nottinghamshire NG5 4LE

Guide Price £650,000

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GUIDE PRICE £650,000 - £700,000

SPACIOUS & UNIQUE DETACHED HOME WITH NO UPWARD CHAIN...

The White House is a beautifully unique five-bedroom detached home, effortlessly blending timeless elegance with modern living in the highly sought-after area of Woodthorpe. Step inside to an inviting entrance hall with a built-in cloakroom and a convenient three-piece shower room. The ground floor also offers a versatile study, a charming bay-fronted living room, and a further reception with French doors opening onto the garden — creating the perfect balance of indoor and outdoor living. At the heart of the home lies a spacious contemporary kitchen diner, filled with natural light from five Velux windows and expansive bi-fold doors that open directly onto the rear garden. The fitted kitchen boasts integrated Miele appliances, combining style and functionality to meet all your culinary needs. Upstairs, five generous bedrooms await, two with en-suite bathrooms, while the remainder are served by a stylish three-piece family bathroom, thoughtfully designed for comfort and convenience. Outside, the property offers a driveway providing off-street parking and a beautifully enclosed wrap-around garden with lawn and paved patio — ideal for relaxing or entertaining. Completing the picture is a spacious double garage with gas, lighting and power, perfect for a range of uses. Offered to the market with no upward chain, The White House is newly decorated and ready to move into, finished to a high standard with contemporary German fittings, Porcelanosa tiling, extra-thick solid oak floors, and new carpets with premium underlay. Perfectly positioned close to shops, amenities, excellent schools, and transport links into Nottingham city centre, it represents a rare opportunity to secure a stunning family home in a prime location.

MUST BE VIEWED





- Beautiful Detached Contemporary Home
- Five Bedrooms
- Two Reception Rooms
- Spacious Modern Kitchen/Diner
- Four Bathrooms - Two Three-Piece Bathrooms & Two En-Suites
- Versatile Double Garage
- Block Paved Driveway For Off-Street Parking
- Enclosed Wrap Around Garden
- No Upward Chain
- Sought-After Location





INFORMATION

**** Contemporary Prime Real Estate with No Chain **** **Cleverly extended fully refurbished ** EXTRA LARGE 304 sq m corner detached house **** 5 bedrooms with 4 luxury Bath/Showers **** ABSOLUTELY WOW 32’ living Kitchen bi-folds to terrace **** Double Garage with additional Living / Workshop **** Easy Loft Conversion potential for 6th Bedroom & 5th Bathroom **** Great spot close to exceptional schools, with excellent road and rail links **** EPC rating C ****

GROUND FLOOR

Entrance Hall

17’10" max x 13’6" (5.46m max x 4.13m)

The entrance hall features solid Oak flooring, carpeted stairs, and a radiator, along with a built-in cloakroom. Integrated Smoke and Burglar Alarms, Telephone point and 4 double sockets. Natural light is provided by a Velux window and an opaque glazed side window, while a large Contemporary Hormann door offers access into the accommodation.

Shower Room

8’11" max x 4’3" (2.74m max x 1.31m)

The shower room includes a low-level dual flush W/C, wall-mounted wash basin, shaving socket, and a double shower enclosure with a wall-mounted electric shower and glass door. Additional features include an extractor fan, chrome heated towel rail, partially tiled Porcelanosa walls, recessed spotlights, and a opaque UPVC double window providing natural light. Stone tiling throughout.

Study

8’2" x 4’2" (2.51m x 1.28m)

The study features wood flooring, a radiator, and a Velux window.

Living Room

13’9" into bay x 11’10" (4.21m into bay x 3.62m)

The living room includes carpeted flooring, a recessed chimney breast, a radiator, and a UPVC double-glazed bay window to the front elevation.

Reception Room

16’3" x 11’10" (4.97m x 3.62m)

The reception room features carpeted flooring, a SMEG Gas fireplace, a radiator, UPVC double glazed windows to the rear elevation, and double French doors opening onto the rear garden.

Kitchen

28’9" min x 13’3" (8.77m min x 4.06m)

The new John Lewis kitchen features a range of fitted handleless base and wall units with enormous granite worktops, a composite undermount sink with a swan neck mixer tap, two integrated Miele ovens, an integrated Miele warming drawer, integrated Miele Dishwasher, a 5 ring gas hob and Wok Burner with extractor fan, and an integrated AEG washer dryer. Additional highlights include a wall-mounted boiler, built-in pantry, multi-fuel wood burner and crafted large Granite Hearth. Porcelanosa tiled flooring and underfloor heating throughout, recessed spotlights, five Velux windows, three tall side windows, and five bi-folding doors opening onto the rear garden.

FIRST FLOOR

Landing

24’10" max x 10’2" (7.57m max x 3.10m)

The landing features solid oak flooring, a radiator, a UPVC double-glazed window to the side elevation, and provides access to the first-floor accommodation. Contemporary lighting and Integrated Smoke Alarm.

Bedroom One

12’8" max x 12’0" (3.88m max x 3.67m)

The first bedroom features carpeted flooring, a radiator, and dual aspect UPVC double-glazed windows to the front and side elevations. TV point and numerous double sockets.

En suite

7’11" x 4’1" (2.43m x 1.25m)

The en-suite includes a concealed Villeroy & Boch low-level dual flush W/C and wall-mounted wash basin, double shower enclosure with mains-fed shower, electric shaving point, chrome heated towel rail, extractor fan, partially tiled Porcelanosa walls and flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12’0" max x 10’9" (3.67m max x 3.30m)

The second bedroom features carpeted flooring, a radiator, and dual aspect UPVC double-glazed windows to the side and front elevations. TV Point and numerous double sockets.

En suite

7’11" x 4’1" (2.43m x 1.27m)

The en-suite includes a concealed Villeroy & Boch low-level dual flush W/C and wall-mounted wash basin, shower enclosure with mains-fed shower, electric shaving point, chrome heated towel rail, extractor fan, partially tiled Porcelanosa walls and flooring, and recessed spotlights.

Bedroom Three

13’8" into bay x 11’10" (4.18m into bay x 3.63m)

The third bedroom features carpeted flooring, a radiator, and a UPVC double-glazed bay window to the front elevation.

Bedroom Four

11’10" x 9’0" (3.63m x 2.76m)

The fourth bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Five

8’5" x 7’3" (2.57m x 2.23m)

The fifth bedroom features solid Oak flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder, and a UPVC double-glazed window to the front elevation. TV Point and numerous double sockets.

Easy and low cost option of extending into the loft to create a stunning 6th Bedroom and Bathroom Five (subject to planning permission) (Roof space 24’ x 16’ (7.32m x 4.88m)).

Bathroom

8’3" x 5’6" (2.52m x 1.68m)

The bathroom includes a Villeroy & Boch low-level dual flush W/C and pedestal wash basin, panelled bath with mains-fed shower, Kludi Mixer Taps, extractor fan, and shaving point. The finish is rounded off with a ‘wow surfboard design’ chrome heated towel rail, floor-to-ceiling Porcelanosa tiling, recessed spotlights and opaque UPVC double-glazed windows providing natural light.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking, fenced panelled boundaries, courtesy lighting, gated access to the rear garden, and access to the garage.

Garage

27’3" x 12’0" (8.32m x 3.66m)

The versatile fully plastered and decorated garage features an electric Hormann door, lighting, water and gas feeds, power points, UPVC double-glazed triple windows to the side elevation, and a UPVC opaque double-glazed door providing dual access to the gardens and front drive.

Rear

To the rear and side of the property is an enclosed garden featuring block paved pathways, lighting, a well-maintained natural lawn, paved patio area, two water taps, and a mix of hedge and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

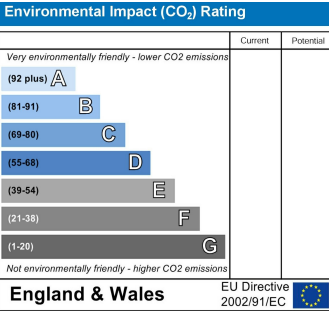
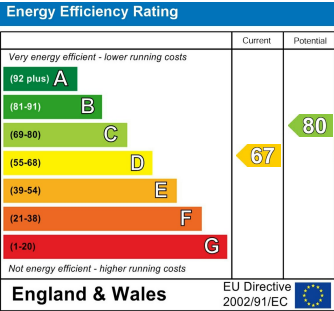
The vendor has advised that the property has been extended. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

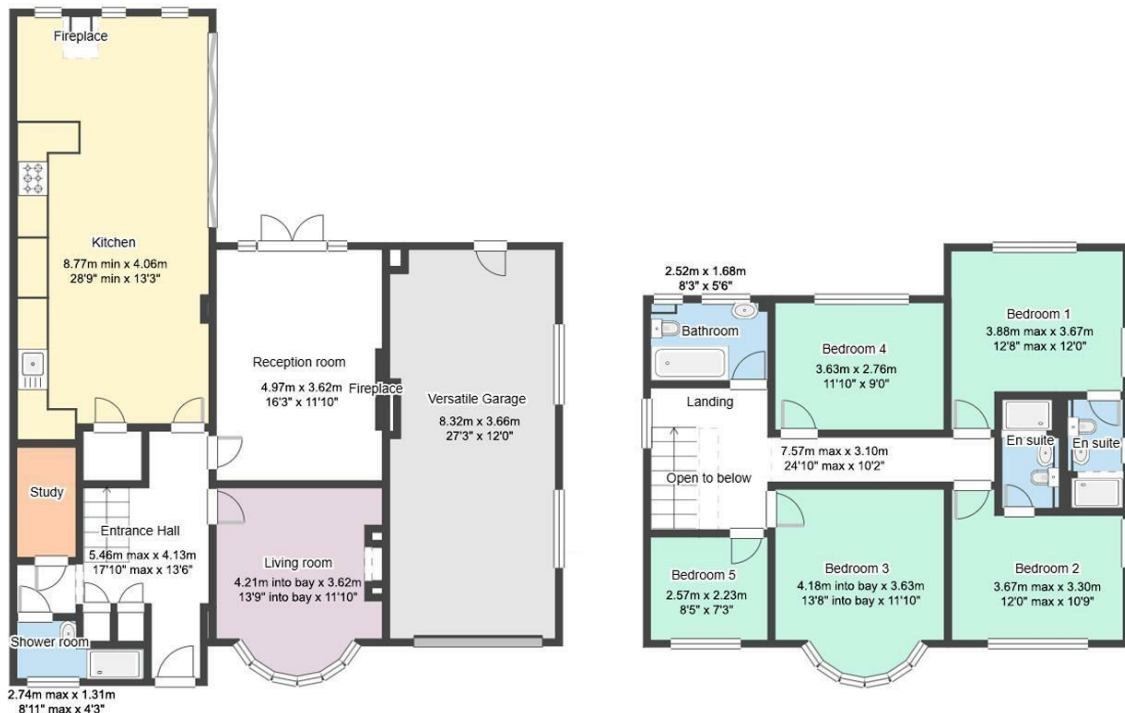
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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