

HoldenCopley

PREPARE TO BE MOVED

Park Road, Woodthorpe, Nottinghamshire NG5 4HR

Guide Price £375,000 - £425,000

Park Road, Woodthorpe, Nottinghamshire NG5 4HR



GUIDE PRICE £375,000 - £400,000

WHEELCHAIR-FRIENDLY DETACHED BUNGALOW...

This well-presented three-bedroom detached bungalow offers deceptively spacious accommodation and is fully wheelchair accessible throughout, both internally and externally. The property is situated in a sought-after location within easy reach of local shops, excellent schools, and fantastic transport links, making it a perfect purchase for a wide range of buyers looking for convenience, comfort, and accessibility. Internally, the accommodation comprises an entrance hall providing access to the integral garage, which is currently also utilised as a utility room, and a kitchen diner fitted with a wheelchair-accessible oven and ample storage. The generously sized reception room features double French doors opening out to the rear garden, creating a bright and airy living space. The property offers three well-proportioned bedrooms, including a master bedroom serviced by a fully accessible wet room with grab handles, alongside a separate three-piece bathroom, also equipped with grab rails for added support. Externally, the front of the property benefits from a driveway providing off-street parking for two vehicles and a paved patio-style garden. To the rear, you'll find a private block-paved garden, a versatile outbuilding with lighting, power, and ramp access, as well as an elevated paved terrace with a pergola, spiral staircase, and a wheelchair lift for full accessibility. Further benefits include owned solar panels, an electric boiler, and heating powered by solar energy, resulting in minimal energy costs and excellent efficiency. This property is a versatile home that must be viewed to fully appreciate the space, accessibility, and quality on offer.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Integral Garage
- Private Low Maintenance Garden
- Sought After Location
- Owned Solar Panels
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Porch

4'9" x 3'0" (1.45m x 0.93m)

The entrance porch has laminate flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

6'7" x 7'3" (2.02m x 2.22m)

The entrance hall has laminate flooring, a radiator, a built-in cupboard, recessed spotlights and provides internal access into the garage.

Living Room

16'1" x 13'5" (4.92m x 4.10m)

The living room has carpeted flooring, a radiator, an inset flame effect fireplace and UPVC double French doors providing access out to the garden.

Kitchen

17'0" x 11'0" (5.19m x 3.37m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated wheelchair friendly oven, an induction hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, vinyl flooring, a radiator, partially tiled walls, recessed spotlights and UPVC double-glazed windows to the front elevation.

Garage/Utility Room

17'7" x 8'10" (5.37m x 2.71m)

This space has fitted base units with a worktop, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, a wall-mounted electric boiler, power points, lighting and a roller garage door.

Master Bedroom

13'1" x 10'0" (4.00m x 3.05m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

8'7" x 2'7" (2.62m x 0.79m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a wet room with waterproof flooring and a wall-mounted electric shower, grab handles and a fold-up seat, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

9'9" x 13'5" (2.99m x 4.11m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted floor to ceiling wardrobes with over the head cupboards.

Bedroom Three

9'3" x 11'10" (2.84m x 3.61m)

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

Bathroom

7'6" x 9'8" (2.30m x 2.97m)

The bathroom has a low level concealed dual flush W/C, a countertop wash basin, a fitted panelled bath with an electric shower, grab handles, tiled flooring and walls, an electric shaving point, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a paved patio garden and a driveway for two vehicles.

Rear

To the rear is a private block paved garden with raised wooden planters, an outbuilding, an elevated paved terrace with a pergola, a spiral staircase and a lift, courtesy lighting and outdoor power sockets.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric water tank powered by solar panels

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

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.

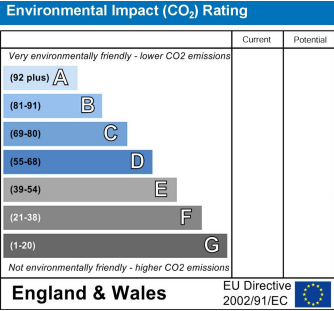
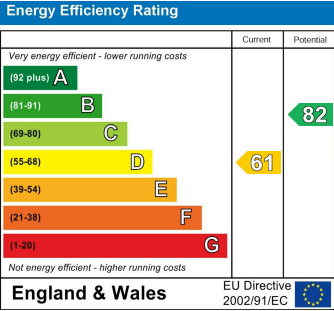
The vendor has advised the following:

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.

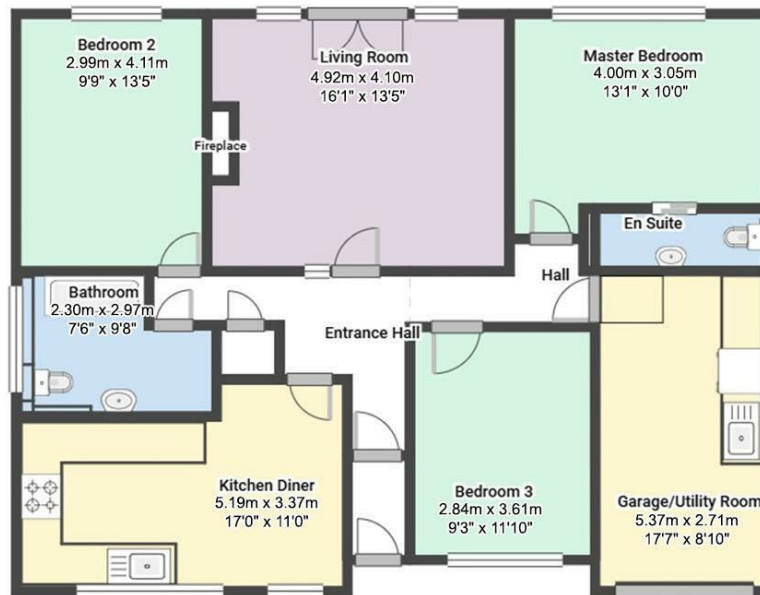
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Park Road, Woodthorpe, Nottinghamshire NG5 4HR

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.