

# HoldenCopley

PREPARE TO BE MOVED

Littlegreen Road, Woodthorpe, Nottinghamshire NG5 4LE

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£495,000

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## EXTENDED FAMILY HOME RENOVATED TO A HIGH STANDARD WITH NO UPWARD CHAIN...

This four-bedroom extended semi-detached house has been renovated to a high standard throughout, creating a spacious and modern family home. Offered to the market with no upward chain, it is situated in the highly sought-after area of Woodthorpe, close to a range of local amenities including shops, excellent schools, and great transport links. On the ground floor, the entrance hall leads to a welcoming living room and a dining room that flows into the contemporary fitted kitchen, forming a stylish open-plan family living space. Off the kitchen is a useful pantry, and this area is further enhanced by two sets of bi-fold doors opening out to the rear garden, creating a seamless indoor-outdoor feel. A convenient utility room and W/C complete this level. The first floor offers three double bedrooms, a single bedroom, and a useful dressing room, along with two separate family bathrooms, providing plenty of flexibility for a growing household. Outside, the front of the property features a driveway providing off-road parking for two vehicles, access to the garage, and a variety of plants and shrubs. To the rear, there is a private garden with a raised decked seating area, a lawn, and a raised planting bed with plants and shrubs.

MUST BE VIEWED!





- Extended Semi-Detached House
- Four Bedrooms & Dressing Room
- Two Reception Rooms
- Open-Plan Modern Kitchen
- Utility Room & Ground Floor W/C
- Family Bathroom & Shower Room
- Driveway & Garage
- Fully Renovated Throughout
- No Upward Chain
- Sought-After Location











GROUND FLOOR

Entrance Porch

6'1" x 5'1" (1.87m x 1.55m)

The entrance hall has mat flooring, a full-height UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Hall

7'4" x 13'3" (2.24m x 4.04m)

The hall has wood-effect flooring, carpeted stairs, underfloor heating, an in-built cupboard, a full-height UPVC double-glazed window to the front elevation and a single UPVC door providing access from the porch.

Living Room

11'8" x 10'8" (3.56m x 3.26m)

The living room has carpeted flooring, underfloor heating and a UPVC double-glazed window to the front elevation.

Dining Room

13'9" x 10'9" (4.20m x 3.28m)

The dining room has wood-effect flooring, underfloor heating and open-plan to the kitchen.

Kitchen

10'9" x 28'10" (3.29m x 8.79m)

The kitchen has a range of fitted base and wall units with a feature breakfast bar island and worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, microwave, hob, extractor fan, dishwasher and fridge freezer, access to pantry for extra storage, recessed spotlights, wood-effect flooring with underfloor heating, a UPVC double-glazed window to the side elevation and two bifold doors opening out to the rear garden.

Utility Room

5'5" x 9'6" (1.66m x 2.90m)

The utility room has a range of fitted base and wall units with a worktop, a composite sink with a drainer and a swan neck mixer tap, extractor fan, wood-effect flooring with underfloor heating and a UPVC double-glazed window to the side elevation.

Hall

3'8" x 8'4" (1.13m x 2.56m)

The hall has wood-effect flooring with underfloor heating and internal access to the garage.

W/C

4'11" x 4'1" (1.50m x 1.25m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, wood-effect flooring with underfloor heating and an extractor fan.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

11'8" x 10'9" (3.57m x 3.29m)

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

Bedroom Two

12'8" x 10'9" (3.88m x 3.29m)

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

Bedroom Three

9'8" x 10'3" (2.97m x 3.14m)

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

Bedroom Four

7'6" x 7'2" (2.31m x 2.20m)

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

Dressing Room

5'6" x 5'2" (1.68m x 1.59m)

The dressing room has carpeted flooring and a wardrobe space.

Bathroom

7'3" x 8'9" (2.23m x 2.68m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

8'8" x 9'8" (2.65m x 2.96m)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two vehicles, access to the garage, gated access to the rear garden, and a gravelled area with plants, shrubs, and brick wall boundaries.

Garage

9'8" x 19'8" (2.95m x 6.00m)

The garage has power supply, courtesy lighting, a wall-mounted boiler and an electric roller door.

Rear

To the rear is a private enclosed garden featuring a raised decked seating area, a lawn, a gravelled pathway, a raised bed with plants and shrubs, and fence panel boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at

32Mbps & Highest upload speed at 6Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

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 C

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.

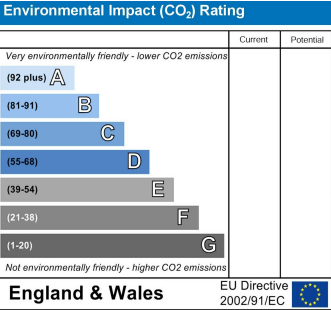
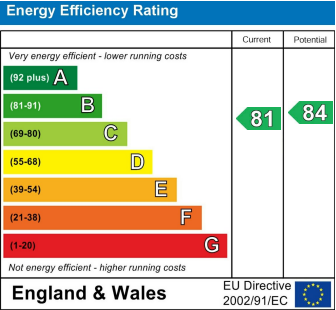
The vendor has advised the following:

Property Tenure is Freehold

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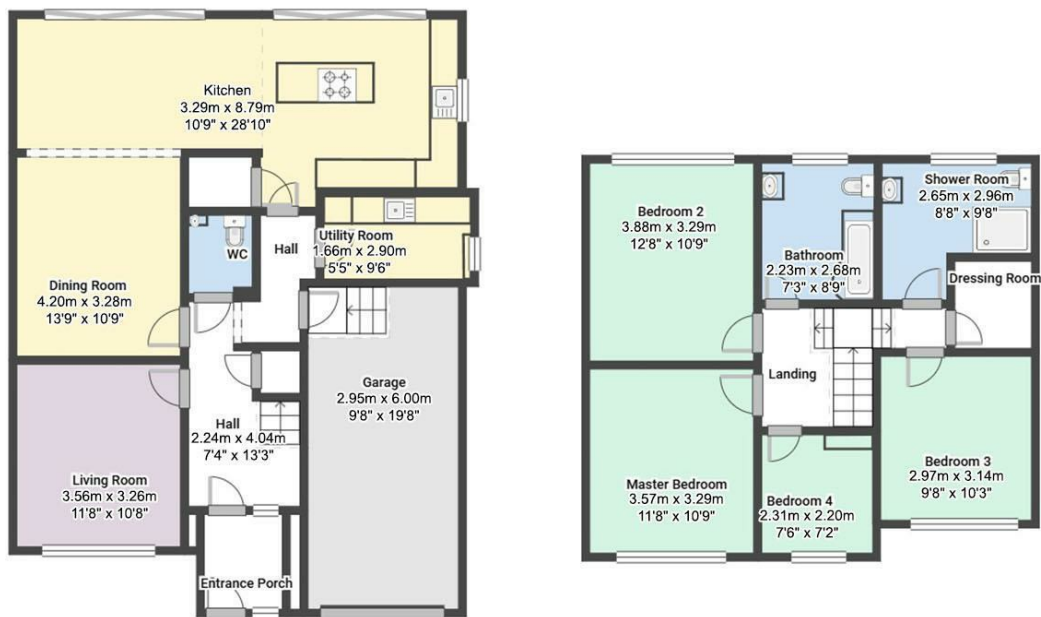
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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