

HoldenCopley

PREPARE TO BE MOVED

The Meadows, Woodborough, Nottinghamshire NG14 6EJ

£695,000

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SUBSTANTIAL DETACHED HOUSE IN SOUGHT-AFTER VILLAGE LOCATION...

Situated in the highly sought-after village of Woodborough, this substantial detached family home offers spacious accommodation both inside and out, set on a generous plot and presented in excellent condition. Offered with no upward chain, it presents the perfect opportunity for anyone looking for their next family home. To the ground floor, the property comprises an inviting entrance hall leading into an inner hall, a WC, and a study. The large living room features a striking fireplace, while the dining room opens through double doors into the conservatory, which overlooks the rear garden. The fitted breakfast kitchen is complemented by a separate utility room and offers internal access to the double garage, combining practicality with style. Upstairs, the first floor boasts four well-proportioned bedrooms, all benefiting from fitted wardrobes and storage. The master bedroom features an en-suite, with a five-piece family bathroom completing the accommodation. Externally, the front of the property provides a driveway suitable for 4-6 cars alongside a well-maintained garden, while the rear is a true gardener's paradise. The extensive garden enjoys meticulously tended lawns, a variety of decorative shrubs, and panelled fencing, offering a private and tranquil outdoor space. Woodborough itself is a highly desirable village, known for its charming community, excellent local amenities, and convenient access to surrounding towns and countryside, making it an ideal setting for family life.

MUST BE VIEWED





- Detached House On Substantial Sized Plot
- Four Good-Sized Bedrooms With Fitted Storage
- Three Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Conservatory Overlooking The Garden
- Bathroom, En-Suite & Ground Floor WC
- Beautiful Gardens To Front & Rear
- Ample Off-Road Parking With Integral Double Garage
- Sought-After Village Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

7'10" x 8'0" (2.39m x 2.45m)

The entrance hall has exposed brick walls, tiled flooring, full height UPVC double-glazed windows to the front elevation, and double UPVC doors providing access into the accommodation.

Inner Hall

12'7" x 12'9" (3.86m x 3.91m)

The inner hall has carpeted flooring, an exposed brick pillar staircase, coving to the ceiling, a radiator, wall-light fixtures, an in-built cupboard, and a full height window accompanying a single door via the porch.

WC

6'9" x 2'10" (2.07m x 0.88m)

This space has a low level flush WC, a radiator, carpeted flooring, coving to the ceiling, and a single-glazed obscure window to the side elevation.

Study

10'3" x 8'11" (3.13m x 2.74m)

The study has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Living Room

21'10" x 16'0" (6.66m x 4.88m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, arched wall alcoves with light fixtures, two radiators, a feature fireplace with a decorative surround, and UPVC double French doors opening out to the courtyard.

Dining Room

11'1" x 11'0" (3.39m x 3.36m)

The dining room has carpeted flooring, coving to the ceiling, wall-light fixtures, a radiator, double doors leading into the conservatory, and double French doors opening out to the courtyard area.

Conservatory

10'1" x 10'5" (3.08m x 3.20m)

The conservatory has vinyl flooring, a radiator, an exposed brick wall, a polycarbonate ceiling with fitted blinds, wall-light fixture, a range of UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

11'0" x 14'2" (3.37m x 4.33m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, a four ring gas hob with an extractor fan, an integrated dishwasher, an integrated fridge with small freezer compartment, tiled splashback, tiled flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Utility Room

11'0" x 6'10" (3.37m x 2.09m)

The utility room has a range of fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a mixer tap and drainer, an integrated fridge, tiled flooring, tiled splashback, a radiator, internal access to the garage, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

Rear Porch

The rear porch has tiled flooring, fitted base units, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

7'5" x 17'4" (2.28m x 5.29m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and provides access to the first floor accommodation.

Inner Landing

18'7" x 3'0" (5.68m x 0.92m)

The inner landing has carpeted flooring, in-built storage, coving to the ceiling, and access to the boarded loft with lighting via a drop-down ladder.

Master Bedroom

19'8" x 11'0" (max) (6.01m x 3.37m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, wall-to-wall fitted wardrobes, further fitted storage cupboards, a sunken wash basin, and double swing doors providing access into the en-suite.

En-Suite

5'10" x 5'6" (1.80m x 1.68m)

The en-suite has a low level flush WC, a bidet, a panelled bath with a wall-mounted electric shower fixture and a shower screen, carpeted flooring, fully tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

13'2" x 14'1" (4.02m x 4.31m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a range of fitted furniture including wardrobes, a chest of drawers and a desk, an in-built cupboard, and a radiator.

Bedroom Three

13'3" x 10'11" (4.04m x 3.35m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and fitted wall-to-wall storage including wardrobes and overhead storage cupboards.

Bedroom Four

8'8" x 14'0" (2.65m x 4.29m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted furniture including wardrobes, a desk and overhead storage cupboards.

Bathroom

9'10" x 6'8" (3.00m x 2.04m)

The bathroom has a low level flush WC, a sunken wash basin with fitted storage cupboards, a bidet, a corner fitted bath, a shower enclosure, a radiator with a chrome towel rail, fully tiled walls, carpeted flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access to the double garage, a lawn with decorative plants and shrubs, rockery, side garden access, and hedged boundaries.

Double Garage

16'4" x 16'7" (4.98m x 5.06m)

The double garage has space and plumbing for a washing machine, space for a tumble-dryer, lighting, power points, a window to the side elevation, and two electric up-and-over doors opening out onto the front driveway.

Rear

The rear of the property boasts a private enclosed garden, featuring patio and concrete seating areas, a wall-mounted electric awning, lawned sections, an array of mature trees, shrubs and plants, a shed, a sheltered storage area, and panelled fencing.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G & some 5G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank -
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - No
Other Material Issues - Previous subsidence approx late 1990s raised.
Any Legal Restrictions - No

DISCLAIMER

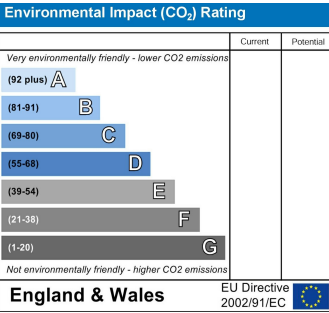
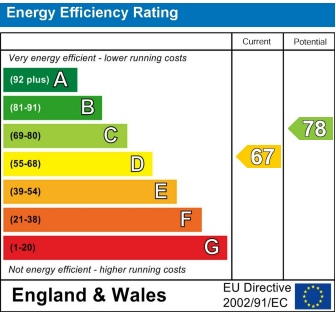
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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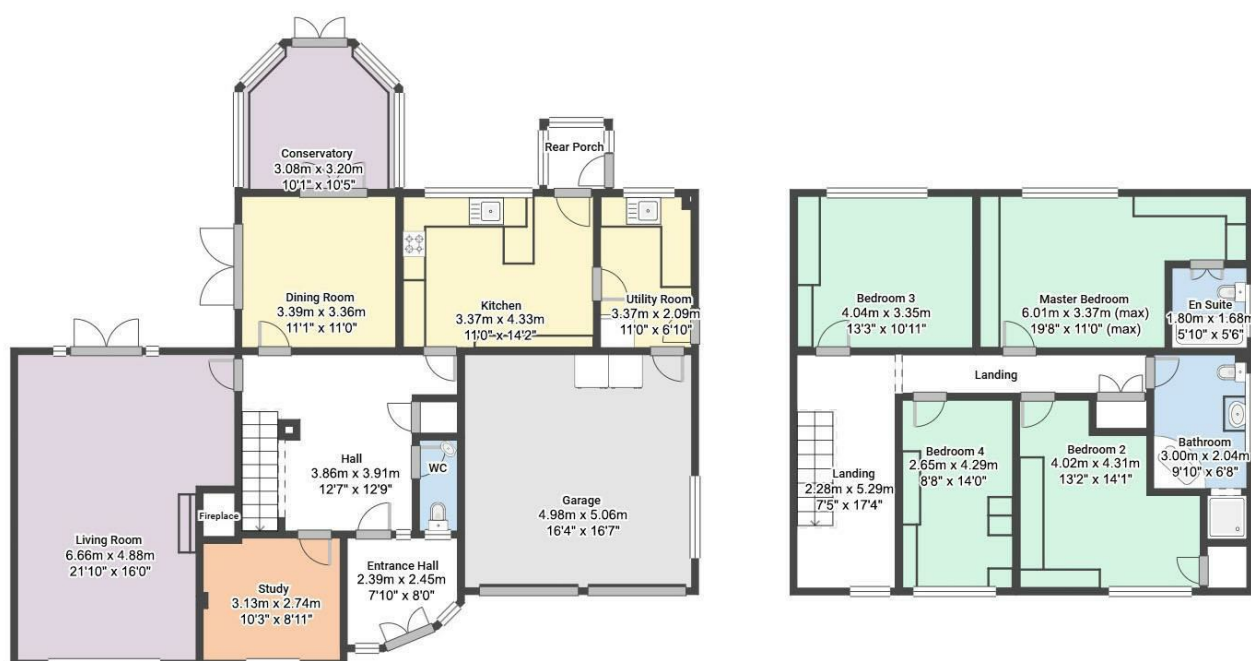
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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