

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Mount, Thorneywood, Nottinghamshire NG3 2PY

Guide Price £325,000 - £375,000

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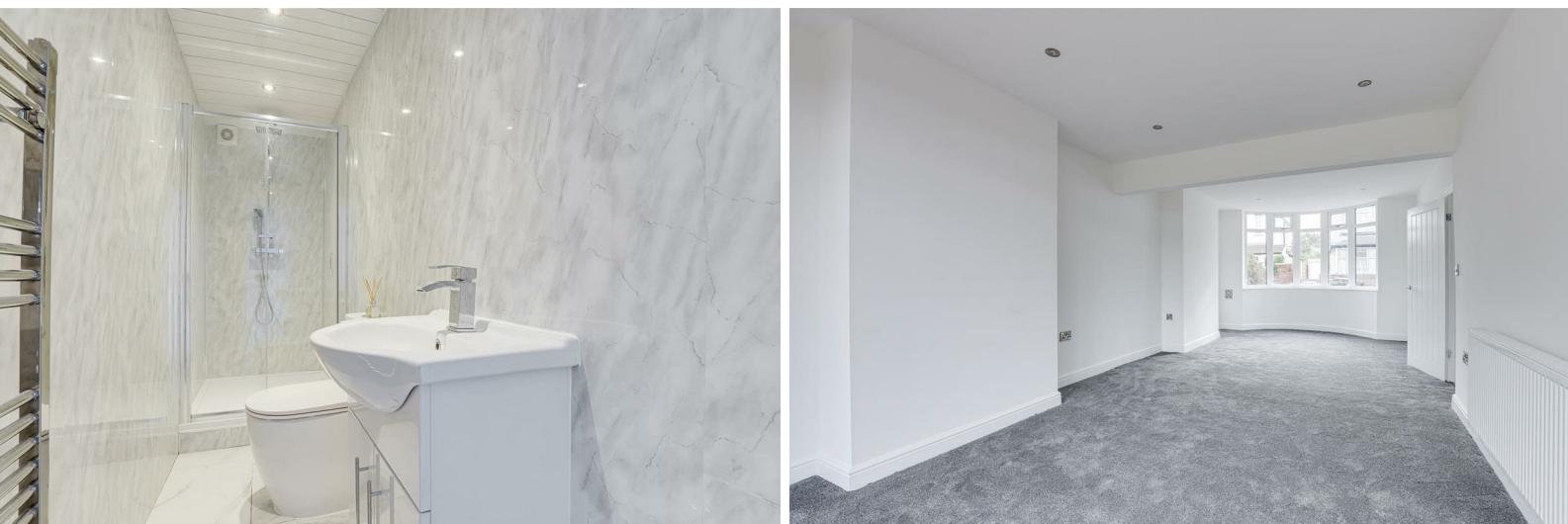


GUIDE PRICE £325,000 - £350,000

FULLY RENOVATED SPACIOUS FAMILY HOME...

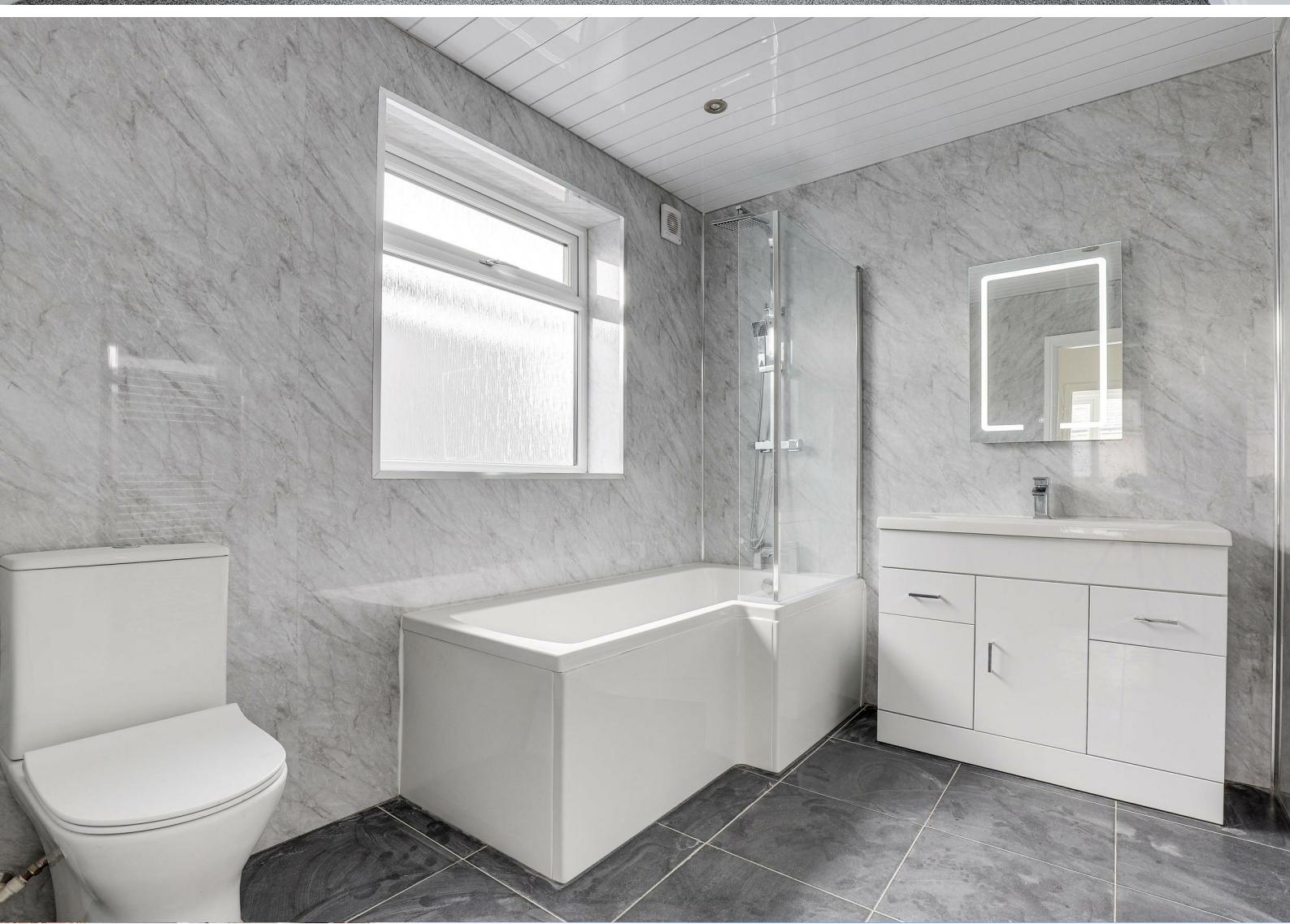
This fully renovated five-bedroom semi-detached house offers generous and versatile living space throughout, making it the perfect choice for a growing family seeking a modern home that's ready to move straight into. Situated in a convenient location, the property is close to a wide range of local shops, great schools, and fantastic transport links. The ground floor features an entrance hall, a spacious bay-fronted reception room with double French doors opening out to the rear garden, a contemporary fitted kitchen, a separate dining room, and a ground floor shower room—offering both practicality and comfort. To the first floor, the property boasts five well-proportioned bedrooms, a modern three-piece family bathroom suite, and access to a loft, providing additional storage potential. Outside, the property enjoys a block-paved driveway to the front, offering ample off-road parking. To the rear, there is a well-maintained enclosed garden with a paved patio seating area, a lawn, and access to external storage rooms. With its generous living space, modern finishes, and well-connected location, this property is an ideal opportunity for families looking for a stylish and move-in-ready home.

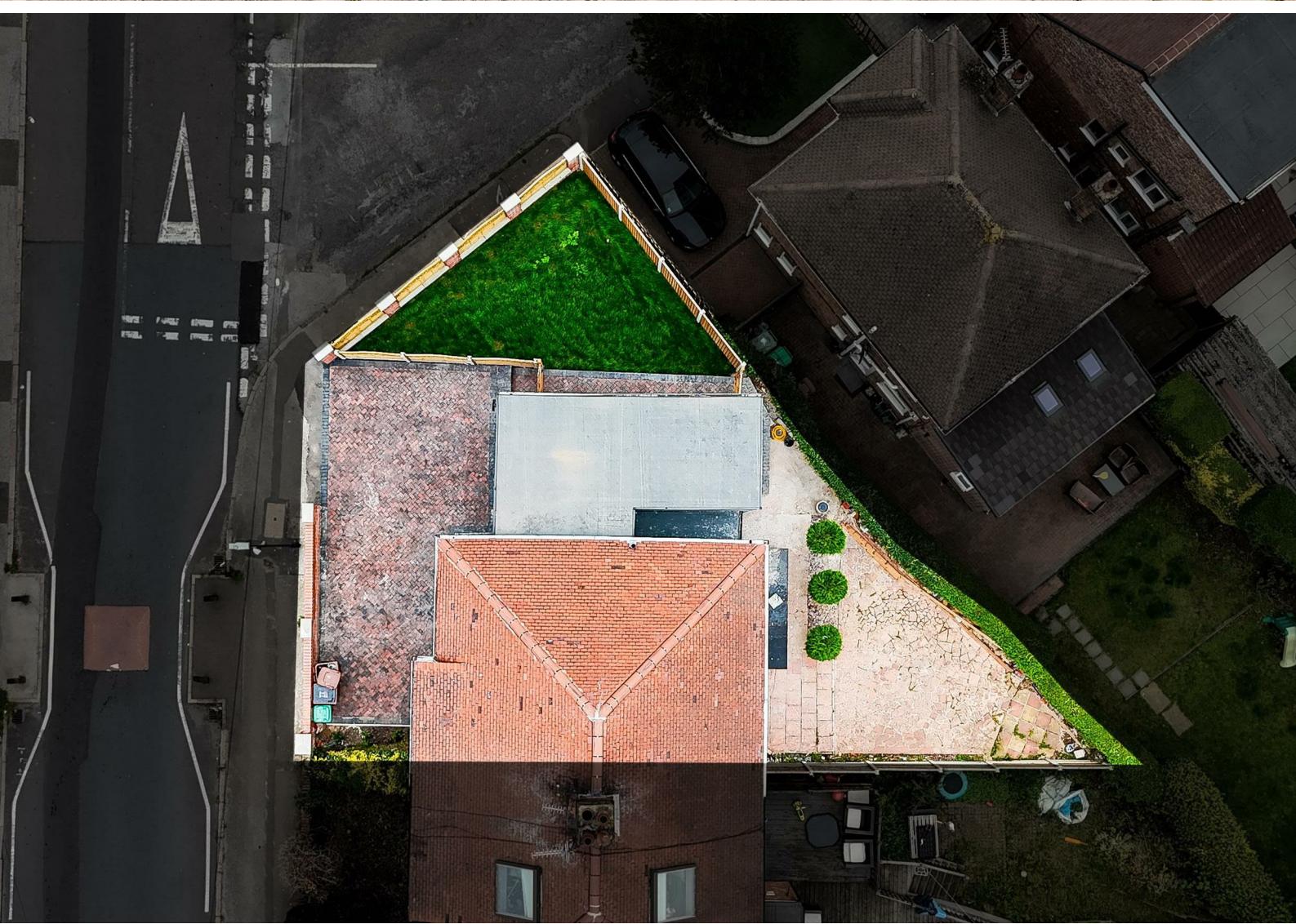
NO UPWARD CHAIN





- Extended Semi-Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Shower Room
- Stylish Family Bathroom
- 'Driveway'
- Fully Renovated Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 3'10" (4.52m x 1.19m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

11'7" x 27'1" (3.54m x 8.27m)

The living room has carpeted flooring, two radiators, recessed spotlights, a UPVC double-glazed bay window to the front elevation and double French doors opening out to the rear garden.

Dining Room

12'7" x 9'3" (max) (3.85m x 2.82m (max))

The dining room has tiled flooring, a radiator, recessed spotlights, an in-built cupboard and open-plan access to the kitchen.

Kitchen

20'9" x 7'8" (6.34m x 2.35m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, a vertical radiator, recessed spotlights, tiled flooring, two UPVC double-glazed windows to the front and side elevation and double French doors opening out to the rear garden.

Shower Room

10'3" x 3'2" (3.14m x 0.98m)

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, recessed spotlights, an extractor fan, waterproof boarding and tiled flooring.

FIRST FLOOR

Landing

2'8" x 8'10" (0.83m x 2.70m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'9" x 11'8" (4.19m x 3.56m)

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

Bedroom Two

12'10" x 11'2" (3.93m x 3.42m)

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

Bedroom Three

11'9" x 7'2" (3.60m x 2.19m)

The third bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and side elevations.

Bedroom Four

13'3" x 7'6" (4.04m x 2.31m)

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

Bedroom Five

7'1" x 6'2" (2.17m x 1.90m)

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

Bathroom

7'2" x 9'1" (2.18m x 2.77m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower fixture with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, waterproof boarding, vinyl 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, courtesy lighting, gated access to the rear garden, fence paneling and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden featuring a paved patio area, access to the storage rooms, a lawn, hedge borders, and fenced boundaries.

Store One

5'6" x 3'1" (1.68m x 0.96m)

The store room has courtesy lighting, storage space and a single UPVC door to provide access.

Store Two

3'1" x 3'8" (0.96m x 1.14m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

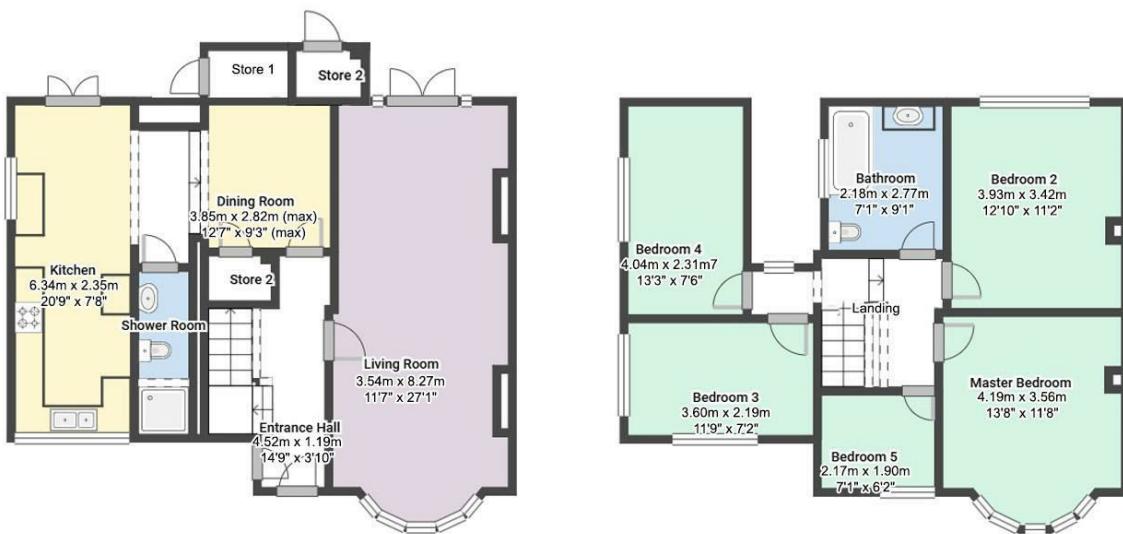
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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