

HoldenCopley

PREPARE TO BE MOVED

Longridge Road, Woodthorpe, Nottinghamshire NG5 4LX

£350,000

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NO UPWARD CHAIN...

Welcome to this delightful two-bedroom detached bungalow, a property that combines comfort, practicality and charm, set within a friendly community known for its convenience and good connections. Offering the ease of single-level living, it presents an ideal opportunity for anyone wishing to downsize without compromising on space or style. As you step inside, you are greeted by a light and welcoming hallway that sets the tone for the rest of the home. The living room is a particularly inviting space, complete with a bay-fronted window that not only enhances the sense of light and space but also creates a cosy focal point for the room. From here, the layout flows naturally into a stylish conservatory, recently improved with a new roof, making it a versatile room that can be enjoyed all year round. Returning to the hallway, you will find a modern fitted kitchen that has been thoughtfully designed to offer both practicality and a warm sense of home, perfectly suited for everyday cooking and entertaining. The property also provides two well-proportioned double bedrooms, each offering a comfortable and restful atmosphere, while the newly fitted three-piece bathroom suite brings a contemporary touch with its fresh and elegant finish. The outside spaces complement the interior beautifully. To the front, a neatly kept lawn is bordered with a variety of established shrubs and bushes, while a driveway provides off-road parking and leads to a garage, also giving access to the rear of the property. The south-facing rear garden is private and enclosed, offering plenty of potential for personalisation. It features a patio area, a useful shed, an outside tap and lighting, with a fence-panelled boundary providing both security and seclusion.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Newly Fitted Three-Piece Bathroom Suite
- Garage & Two x Driveways
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

14'5" x 7'5" (4.40 x 2.28)

The entrance hall has wood-effect flooring, a column radiator, an in-built cupboard, coving to the ceiling, two UPVC double glazed obscure windows, and a UPVC double glazed door providing access into the accommodation.

Living room

22'5" x 12'2" (6.85 x 3.72)

The living room has a UPVC double glazed bay window to the front elevation, two radiators, coving to the ceiling, carpeted flooring, a TV point, a feature fireplace and open access into the conservatory.

Conservatory

20'3" x 12'1" (6.19 x 3.69)

The conservatory has tiled-effect flooring, double glazed window surrounding, double French doors opening out to the rear garden, and access into the utility cupboard.

Utility Cupboard

8'5" x 3'5" (2.58 x 1.05)

The utility cupboard has space for a fridge freezer, and tiled flooring.

Kitchen

13'6" x 10'9" (4.13 x 3.30)

The kitchen has modern fitted base and wall units with worktops and a breakfast bar, an under-mounted sink with a mixer tap and integrated drainer grooves, an integrated oven, gas ring hob and extractor hood, an integrated fridge , an integrated dishwasher, and integrated washing machine, a Vertical radiator, an in-built cupboard, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Master Bedroom

11'10" x 11'10" (3.63 x 3.63)

The main bedroom has two UPVC double glazed windows to the front and side elevation, two radiators, coving to the ceiling, in-built wardrobes, and carpeted flooring.

Bedroom Two

11'10" x 9'5" (3.63 x 2.89)

The second bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, a radiator, an fitted mirrored sliding door wardrobe, a radiator and carpeted flooring.

Shower Room

7'7" x 6'0" (2.33 x 1.85)

The shower room has two UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-on shower with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, various planted shrubs and bushes, a driveway leading to the garage, and access to the rear garden.

Rear

To rear of the property is a private enclosed south-facing garden with plenty of potential, with an outside tap, outside lights a shed, a patio area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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.

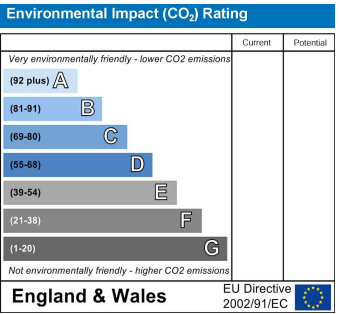
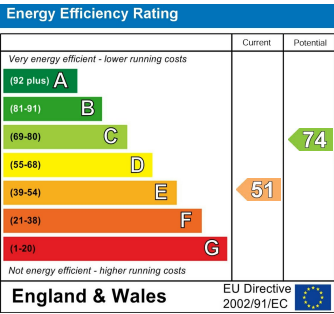
The vendor has advised the following:

Property Tenure is Freehold

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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 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.

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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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